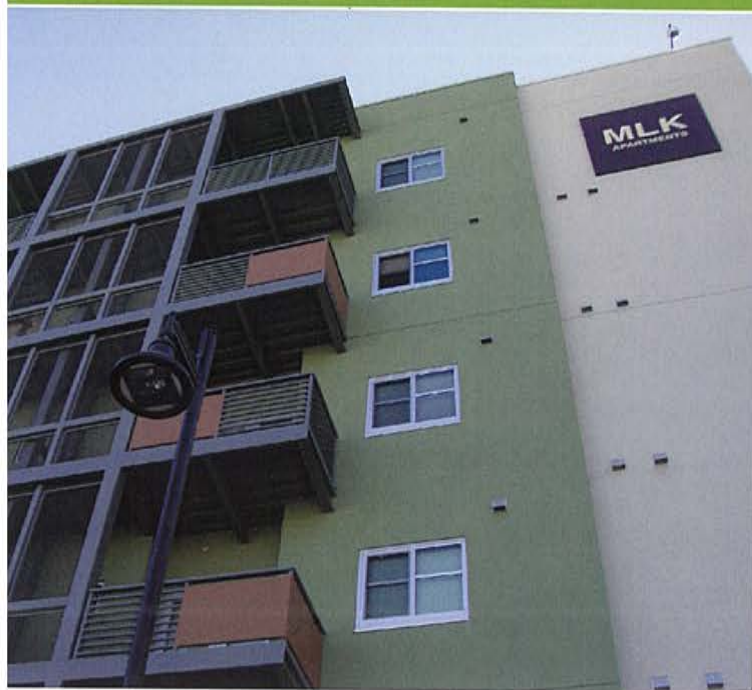


Study Area Overview



ULI Study Area Overview

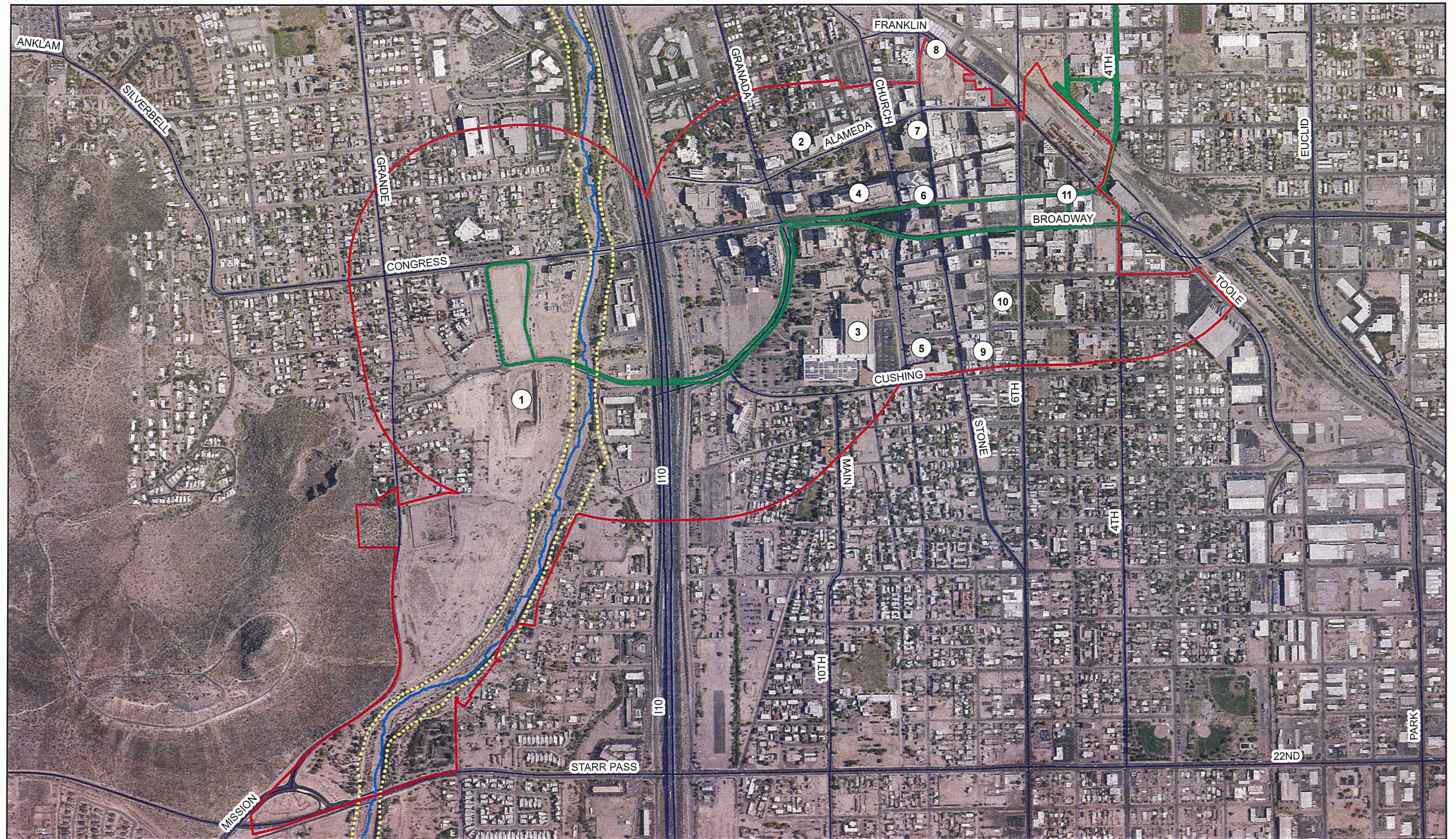
The area of focus for the ULI Panel is downtown Tucson, specifically the 500+ acre central and western portion of the downtown area that includes many historic, cultural, and civic assets. The area encompasses the Congress St. entertainment district, multiple museum and performing arts facilities, the government and Convention Center complexes, and the adjoining west side area that is Tucson's historic and cultural birthplace.

A new modern streetcar system (SunLink) will run through this area beginning in the summer of 2014 connecting downtown with the University of Arizona. While there has been a significant amount of investment and development activity in the eastern portion of the ULI study area, there are many vacant and underdeveloped sites within the Convention Center and westside areas of downtown. There is increasing interest (both public and private) in investment and development on these sites with the imminent arrival of the streetcar.

Included in this section are:

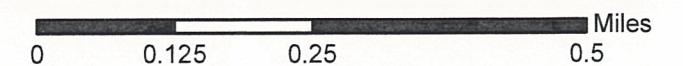
- Maps of the study area that depict the location of key assets and attractions
- Recent articles written about downtown development trends and perceptions
- A background and overview of Rio Nuevo, the Multipurpose Facilities District (TIF district) that was approved by voters in 1999 for this area, including the recent settlement agreement between the City of Tucson and Rio Nuevo that describes current asset ownership
- An overview of the Tucson Convention Center facility jointly owned and operated by Rio Nuevo and the City of Tucson
- Commercial development trends within the study area
- Existing residential districts and residential development trends within the study area
- An overview of arts, cultural, and performance venues and assets within the study area
- An overview of parks and natural features within and around the area

ULI Focus Area

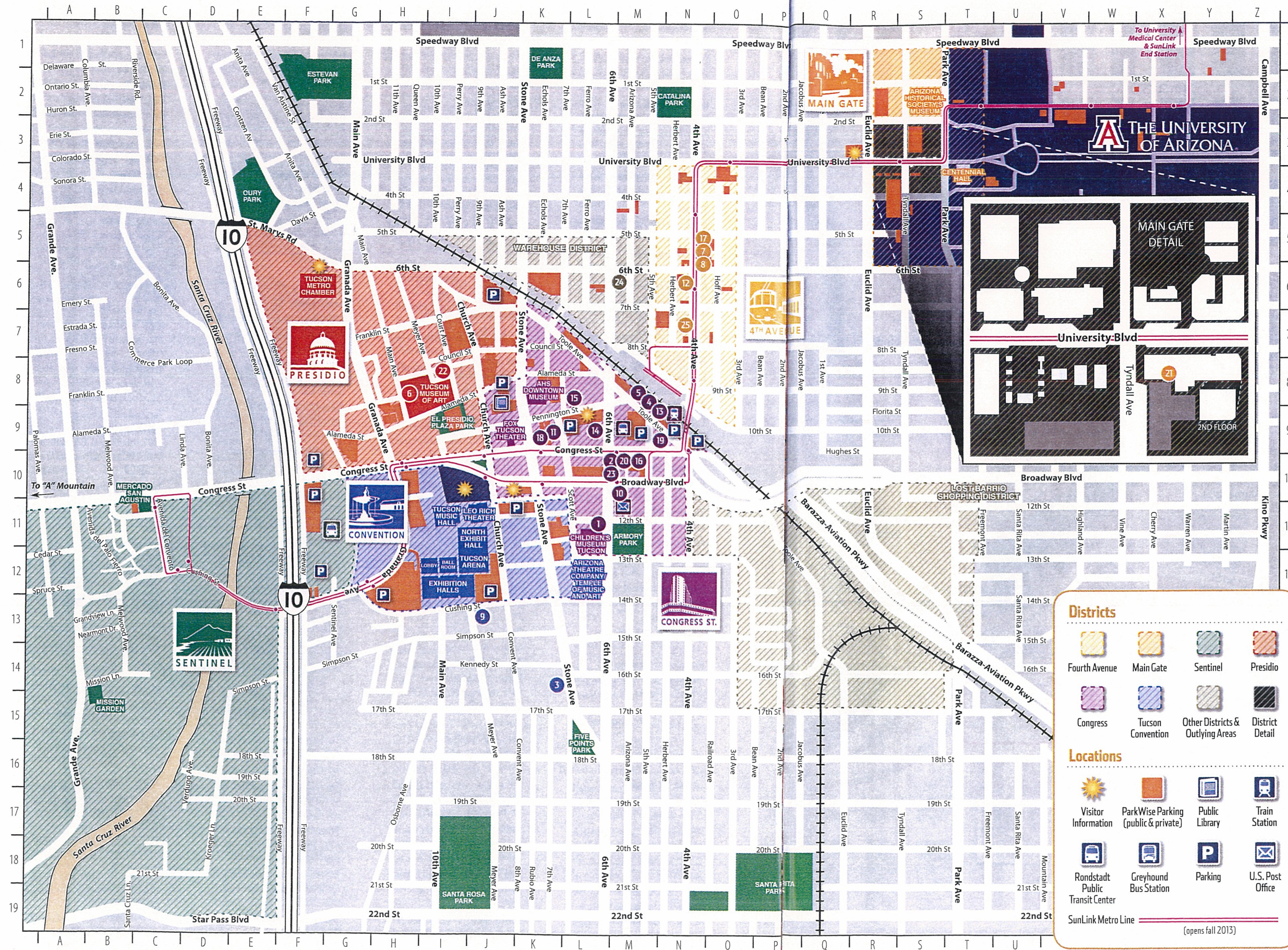


- ULI Study Area
- The Loop Bike Path
- Modern Streetcar
- Santa Cruz River

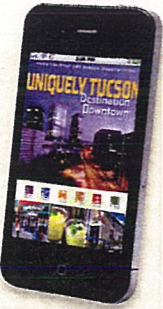
- | | |
|--|---|
| 1. Tucson's Birthplace (westside) | 7. Main Library |
| 2. Tucson Museum of Art and Historic Block | 8. Warehouse Arts District |
| 3. Tucson Convention Center | 9. Temple of Music and Art |
| 4. Government Complex | 10. Children's Museum |
| 5. Museum of Contemporary Art | 11. Congress St Entertainment Dist & Rialto Theater |
| 6. Fox Theatre | |



Created: 10/29/13



All information given here was accurate at press time. You may want to phone for confirmation prior to visiting the businesses listed. Or, visit the up-to-date **UNIQUELY TUCSON: Destination Downtown** mobile website at www.uniquelytucson.com.



VISITOR RESOURCES

- Downtown Tucson Partnership/ParkWise**
 110 E. Pennington St., 837-6501 **L-9**
 Community Organization
 Information on downtown parking, events, dining, shopping, cultural activities, and economic development opportunities.
[www.downtowntucson.com](http://downtowntucson.com),
<http://parkwise.tucsonaz.gov>
- Tucson Metro Chamber**
 465 W. St. Mary's Rd., 792-1212 **G-6**
 Community/Business Organization
 Have a question about doing business in Tucson? The Tucson Metro Chamber can help. Call or stop by today!
www.tucsonchamber.org
- Santa Cruz Valley Heritage Alliance**
 40 W. Broadway Blvd., 882-4405 **K-10**
 Visitor Center
 The Heritage Experiences of the Santa Cruz Valley map and brochure highlight various heritage destinations that tie into the proposed National Heritage Area.
www.santacruzheritage.org
- SunLink**
 624-5656
 Public Transportation
 Opening in fall 2013, the fixed-guideway electric rail system will stop at 18 points, from University Medical Center to the west side of Congress Street and Interstate 10.
www.tucsonstreetcar.com
- Tucson Visitor Center**
 110 S. Church Ave., 624-1817, 800-638-8350 **I-10**
 Visitor Center
 Mon.-Fri. 9 a.m.-5 p.m., Sat.-Sun. 9 a.m.-4 p.m.
 Located in vibrant La Placita Village, within walking distance of the Tucson Convention Center and most of the downtown area. Stop in to purchase a Tucson Attractions Passport or pick up a free copy of the Visit Tucson: Official Travel Guide.
www.visittucson.org
- University of Arizona Visitor Center**
 811 N. Euclid Ave., 621-5130 **R-3**
 Visitor Center
 Learn about University of Arizona campus tours and points of interest. The center offers public Internet access, UA presents ticket sales, UA merchandising, and plenty of parking.

UNIQUELY TUCSON: Destination Downtown is a publication of Madden Media LLC. Copyright 2013, all rights reserved. Reproduction in whole or in part without written permission is prohibited. On the cover (clockwise from top): Downtown skyline by Richard Cummins, Old Town Artisans by Carter Allen, Margaritas by GMVozd/iStockphoto, Tucson Visitor Center by Robert Garcia.

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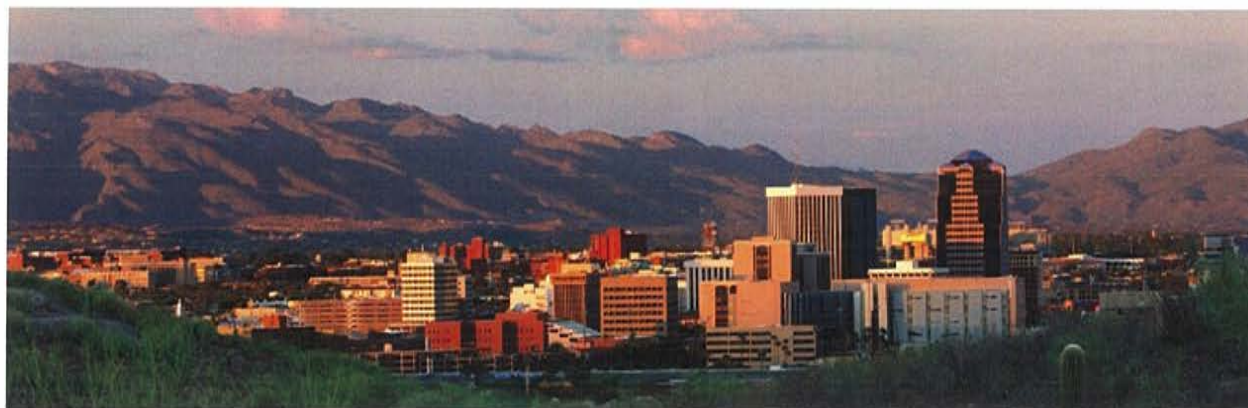
Downtown Tucson Overview

In recent years, downtown Tucson has undergone the largest period of redevelopment in its history. In the past 5 years, over 240 million dollars of new investment, and 600 million dollars of public investment, have transformed Tucson's historic heart into a modern cosmopolitan destination. Over 150 new businesses or projects were established in the downtown core including over 50 restaurants, one-of-a-kind retail, class A office space, and market-rate and student housing. Existing retail properties are expected to reach full occupancy by 2nd quarter 2014, and the downtown multi-family market has been effectively 100% leased since 2012.

Much of this investment can be attributed to the construction of the soon-to-be opened modern streetcar, a 3.9-mile corridor connecting the University of Arizona, 4th avenue, downtown, and the Mercado District west of I-10. It is estimated that 100,000 people live and work within a half mile of this fixed streetcar route.

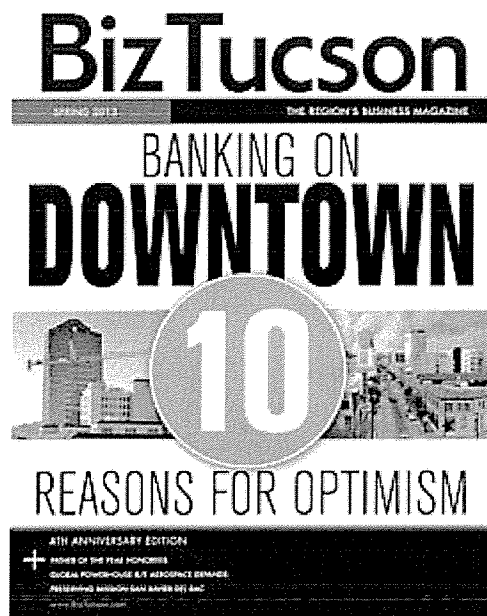
Numerous transportation options exist for people visiting downtown Tucson. The primary interstate for Tucson, the I-10, runs alongside the Santa Cruz River between downtown and the Mercado District to the west. Over 15,000 parking spaces exist downtown and metered parking is free on evenings and weekends. Tucson's award-winning regional transportation authority, Sun Tran, has its major transit hub located downtown, as are Tucson's Amtrak and Greyhound bus stations.

Over 50 public events are held downtown annually that bring an estimated one million visitors to the city core. Notable among these events are the monthly 2nd Saturday concert series which consistently sees attendance over 12,000, the annual All-Souls Procession which drew in 40,000 people last November, and the annual Tucson Gem and Mineral Show, which is the largest in the United States.



Banking on Downtown

TUESDAY, 02 APRIL 2013 14:05 DAN SORENSON



BANKING ON DOWNTOWN 10 REASONS FOR OPTIMISM *By Dan Sorenson*

The recent settlement between the Rio Nuevo District and the City of Tucson lifted the dark cloud of litigation from downtown revitalization efforts and revealed new cause for optimism about the city center's future.

The settlement lets the two sides get back to what they should be doing – which is encouraging development of a livable and prosperous downtown.

Here's a little-known fact – between 2008 and 2013 the combined public and private investment in downtown totals nearly \$800 million, according to the Downtown Tucson Partnership. About \$90 million is projected for 2014.

The settlement means Rio Nuevo dropped its lawsuits against the city and assigned ownership of some properties that were disputed. It also

restricts Rio Nuevo from spending any money on anything beyond its present commitments until it has made official plans to proceed on work on the Tucson Convention Center and hotel development.

There is still the lingering possibility of some action resulting from investigations by the Arizona Attorney General, the FBI and the IRS. Though those investigations continue, the new leaders of the formerly warring parties – Tucson Mayor Jonathan Rothschild and Rio Nuevo Board Chairman Fletcher McCusker – did clear the way for progress.

They, and other key private and public downtown figures, say there are already many accomplishments and more projects in motion on which to base optimism. The clouds have lifted and the forecast is for brighter days ahead.

1. New out-of-town investors bring dollars downtown

To date the majority of development downtown has been local money. But now out-of-towners are interested. Three recently announced additions to the burgeoning downtown restaurant line up, in the Rialto Block alone, are by out-of-town companies. Diablo Burger, Proper and Good Oak Bar, backed by a pair of successful Flagstaff restaurateurs, have acquired space in the Rialto Building across the street from Hotel Congress.

Rio Nuevo's McCusker sees this as particularly encouraging, a turning point for the revitalization effort. And these investments mean jobs, before and after the dust settles. Hotels are also a hot priority. Stay tuned...

Developer Scott Stiteler is a partner in the Rialto block and owns the block that has Hub Restaurant & Ice Creamery and Playground and the opposite side of the street containing Sparkroot and Xoom Juice. He estimates establishments in those areas alone could generate 500 jobs.

Stiteler said having so much space downtown requires that he never consider any lease in isolation. He looks at the impact on nearby properties with an eye toward creating a destination area at Congress and Fifth – where people can go to spend a day or night, not just a single stop at a restaurant or bar. To date, by design, he said he's not dealt with chains seeking space downtown. He said chains are inevitable, but he first wants to create an identity with local and relatively unique establishments. A new restaurant by the owners of 47 Scott – Saint House – featuring Caribbean cuisine (jerk spices, fish dishes, etc.) in a space in the Hub block fits that description. Stiteler said the restaurant is under construction and expected to open in August.

2. Once students move downtown, retail will follow

Several private-sector dorm-style apartment buildings in or near downtown that are under-construction, in planning stages or already completed will bring an almost overnight resident population to downtown.

The Cadence student apartments, now under construction on the north side of the Rialto Theatre, will combine five floors of apartments above a common area, pool and other amenities and retail space fronting Congress Street. The population boom from Cadence and other residence construction could bring about an investment tipping point – enough residents to justify retail needed to make downtown a self-contained community, according to Downtown Tucson Partnership CEO Michael Keith.

He said the “number crunchers for the bigger retailers, drug stores and grocery stores need to see a certain number of rooftops. But lenders want to know if there are sufficient amenities to support their investment. The influx of more than 800 new residents may be prove to be the turning point. Keith said he believes there’s more construction activity in downtown Tucson right now than anywhere in the Western U.S.

Stiteler said he sees the retail stage coming soon. “I left a lot of spaces that I could have leased to restaurants or bars. I’ve left them open so I have space when that (retail) comes. That’s a 2014 and 2015 experience. No doubt student housing will make it easier for retailers to get comfortable,” he said.

3. Improved venues complete the arts scene

A soon-to-be renovated TCC Arena should fill a gap for major music act tours that have been skipping Tucson for many years. It will complete an otherwise full palate of music, theater and art venues including the Fox and Rialto theaters, the Temple of Music & Art, TCC Music Hall, Leo Rich Theater, some smaller independent live theaters – plus the Tucson Museum of Art and Museum of Contemporary Art in Tucson (MOCA) and several commercial visual art galleries.

Under the terms of the Rio Nuevo settlement, there must be an official notice to proceed on the TCC work and the construction of new hotel space before Rio Nuevo can spend any new money. Rio Nuevo has already appointed a project manager and hired an architect for the TCC Arena remodel.

By this time next year, Rio Nuevo’s Fletcher McCusker said the tired and outdated TCC Arena will have a much needed infrastructure upgrade and repair. This will include nuts-and-bolts items as basic as repairing seating in the arena, fixing restrooms and building a respectable “green room.” (Those acts that venture into the rarely used arena now use the UA Ice Cats hockey team’s crusty locker room – not exactly the fabulous digs expected by Gaga and stars.) “We want to change the fan experience and get back to a venue we can be proud of,” McCusker said.

4. Vertical development mixes residents & business

So-called “vertical development” means new high-rise construction, as well as renovation & preservation of existing residential and commercial buildings, will – and in some cases already does – provide housing for other age groups and new commercial space. Tucson-based Peach Properties and Holualoa Companies recently partnered in the renovation of the former Armory Park Apartments, re-named the Herbert. The 144-unit, eight-story building of one-bedroom and studio apartments is expected to open this summer. Amenities will include an exercise facility, massage room, a flex-space common area and lobby. And One East Broadway, a seven-story building planned for the northeast corner of Broadway and Stone Avenue next to Chase Bank, will combine 26,000 square feet of office, 4,100 square feet of retail, 24 apartments and 119 parking spaces. The private sector has invested more than \$99 million in single- and multiple-family housing over the past five years, according to the Downtown Tucson Partnership. Also in the works: a 160-unit apartment complex near the Mercado, which is a joint venture of Holualoa Companies and the Gadsden Company.

5. Modern street car means you can get there from here

Construction of the urban light rail system linking the university, medical center, Fourth Avenue, downtown and the future Mission Gardens is nearing completion.

Roughly \$100 million of the \$196 million project lies within downtown.

When the construction fences come down and the accompanying streetscaping is completed, it may seem like an overnight facelift for the downtown stretches of Congress and Broadway – like a teenager's acne clearing up the same day the braces come off.

A number of new residential developments along the route are touting the streetcar among their amenities.

The Sun Link Tucson Modern Streetcar is just part of the transportation component for the new downtown. A portion of the Ronstadt Transit Center could be used, or it could end up moved or incorporated in a private development on its current location. The city council is currently considering a land swap involving the Ronstadt Transit Center property for 28 acres of pristine desert land, known as Painted Hills, west of Silverbell Road and now owned by a Dallas police and fire pension fund.

Downtown Partnership's Keith said the city is interested in preserving the westside desert property and is doing a "best practices" study, investigating ways other cities have incorporated transit stations into buildings. The station could end up underground, below a mixed use retail-residential-office building, or adjacent to it on property between the current transit center and the west end of the train station on Toole Avenue.

And, after decades, plans are inching ahead to connect the Barraza-Aviation Parkway between its present terminus at Broadway just east of downtown and Interstate 10 via a new railroad underpass near North Ninth Avenue and West Sixth Street. RTA plans call for the design phase to be completed by January 2015. The underpass will be topped by a deck park, now in the planning stages, which could include a dog park, coffee cart, public art and shade structures.

6. Corporations drawn to Tucson's downtown

First there was Madden Publishing, quickly followed by Providence Service Corp. and construction of the UniSource Building. Since then Sonoran Institute, FC Tucson and New York Life have settled downtown. Now McCusker, after retiring from Providence, the company he founded in 1996, announced a new company – Sinfonia Healthcare – with offices downtown of course. This time he's in converted warehouse space on Toole Avenue just east of Stone Avenue. The private sector has invested more than \$80 million in office space over the past five years, according to the Downtown Tucson Partnership.

7. Attracting, expanding the creative class

An almost invisible core of progressive arts and new media firms are giving downtown a bit of the hip patina Austin enjoys.

Brink Media, operating out of a small building in the barrio south of the TCC, builds websites, sometimes producing videos for them as well, and creates and manages social media campaigns for every type of client from the National Guard to countries (tourism sites for Holland and Monaco), political campaigns (The Democracy Fund) and Hollywood studios ("Spring Breakers" starring James Franco and Selena Gomez).

Another Downtown business nearly invisible to the public, the Wave Lab Recording Studio, adds to Tucson's music scene reputation, bringing in national acts (including recent sessions with Neko Case and Tucson's own national act, Calexico) to record or mix new recordings.

McCusker, a musician and rock music fan, believes a greater-than-the-sum-of-its-parts music and arts synergy is a key component in downtown's future. With his business, and personally, he's supported the Rialto Theatre and backed efforts such as the music-rich 2nd Saturdays and concerts at the Fox Tucson Theatre.

Developer Stiteler also has a co-working project in the works in the massive space upstairs in the Rialto Building. Co-working is a concept for providing short-term rental and longer-term office and meeting/conference space. Already common in several larger cities including San Francisco, it's a popular arrangement for startups and small new companies in need of space.

8. UA Downtown serves as urban think tank

The University of Arizona's move downtown is designed to create an urban laboratory where faculty, students,

businesses and government can collaborate. In addition to offering several master's degree programs and other classes, this "incubator for talent" will advance research in sustainable urban design, planning and policy. It gives student interns the opportunity to be part of the professional life of downtown Tucson. It also adds a street-level UA bookstore. Next up? Pima Community College is exploring opportunities in the heart of downtown.

9. Restaurants, nightclubs, entertainment reach critical mass

Instead of diluting the potential crowd, the opening of new restaurants has drawn more customers. Most of the new restaurants downtown seem to be beating the industry's grim mortality rate statistics. They are part of the entertainment cycle formed with theaters, nightclubs, bars and semi-regular events such as 2nd Saturdays, Meet Me at Maynard's Monday group walk/runs, Club Crawls, art walks and gallery nights, the annual All Souls Procession, Parade of Lights and other recurring events that are bringing growing crowds downtown.

10. Yes Virginia, there is parking downtown

The \$6.5 million Plaza Centro Garage, which will also include retail space on the bottom floor, has increased public parking capacity near the Rialto Theatre on the west side of the railroad tracks between the Broadway and Fourth Avenue underpasses. A number of other recent public and private projects already have their own covered parking or are including it in their plans. In all, there are more than 15,000 parking spaces downtown.

LAST UPDATED (TUESDAY, 02 APRIL 2013 14:13)



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Mayor Jonathan Rothschild on the revival of downtown Tucson, AZ

Posted on [October 28, 2013](#) by [Craig Chester](#)



The Sun Link streetcar line is a catalyst for investment in downtown Tucson. Photo via the City of Tucson.

Downtown Tucson, AZ is undergoing a revival, and smart growth strategies are a major factor behind it according to Mayor Jonathan Rothschild.

Rothschild, a native Tucsonan and Charter Member of Smart Growth America's [Local Leaders Council](#), has experienced firsthand the rapid growth of greater Tucson over the past 50 years. "When I was born, there were 50,000 people in this community. Today there are over one million. We've grown at a remarkable rate," says Rothschild.

However, as a desert community in the southwest where land on the outskirts was inexpensive and readily available, most of Tucson's past growth occurred further and further away from the city's core and historic neighborhoods. Downtown Tucson largely suffered as a result—but smart growth strategies are helping bring investment and residents back in a big way.

Tucson's signature project is [Sun Link](#), a 3.9 mile streetcar line connecting The University of Arizona, the 4th Avenue Business District, the Congress Avenue Shopping and Entertainment District and the Mercado District.

"It has transformed our community and our downtown, which had lost it's character both for retail and for the residents," says Rothschild. "For the first time in 50 years, we're seeing people and businesses moving back to the downtown core and we really can attribute that to the streetcar."

Since 2008, nearly 50 new restaurants, cafes and bars have opened or expanded downtown, pouring more than \$12.4 million in private investment into the area from those businesses alone, according to [Inside Tucson Business](#). In total, 141 new businesses opened downtown in that time period, with an estimated total of \$800 million in private and public investment according to the [Downtown Tucson Partnership Economic Analysis](#).



Tucson Mayor Jonathan Rothschild

"For the first time in 50 years, we're seeing people and businesses moving back to the downtown core and we really can attribute that to the streetcar."

There are also a host of new housing and mixed-use developments underway downtown, including some 1,300 new units of student housing and a new LEED-Gold certified [senior housing development](#).

The streetcar has so far been successful, but Rothschild is realistic about the obstacles that lie ahead. "There will be some challenges initially regarding it's operation and maintenance costs, but I am convinced that if we work closely with the University, promote it out to the community and get people to experience the convenience and upgraded way to get around, we're absolutely going to be successful."

Rothschild's support for smart growth strategies go beyond the streetcar. He's passionate about Tucson's history and finding ways to balance the city's unique culture while promoting economic development. Some of his priorities in office include investing in extensive roadway repairs to maintain and upgrade the city's existing infrastructure and fostering economic ties with Mexico, whose border lies 60 miles south of the city.

"Tucson was originally built around a neighborhood model: residential neighborhoods, neighborhood schools and neighborhood parks," he says. "Smart growth is about asking ourselves, how do we attract good jobs and develop our economy while the maintaining our culture and traditions. Ultimately, it's about how we can strengthen and improve our neighborhoods and services."

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Travel

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Hip little Tucson heats up

Janis Cooke Newman
Fatal error: Theme CSS could not load after 20 sec. Please download the latest theme at <http://galleria.io/customer/>.
May 5, 2013

The local bookstore (an independent) hosts both a Steampunk book group and a Democracy and Dissent book group. The Food Conspiracy Co-op, way more crunchy than any Whole Foods could ever hope to be, carries gray toothpaste in little jars and shampoo that's formulated for dreadlocks. There's a guy at the Saturday Farmers' Market who roasts his own coffee – he learned from the founder of Peet's. And the local bike shop, Bicycle Inter-community Art & Salvage, shuts down every Monday for Women, Transgender and Femme workshop day.

Portland? Or perhaps, "Portlandia"?

Nope, Tucson. Yes, *that* Tucson.

This smallish southwestern town, better known as a jumping-off point for the Saguaro National Park, has turned into a surprisingly hip little burg. A kind of Portland without the rain. A Mission District without the attitude (and without the long lines for restaurants).

Partly it's the influence of the University of Arizona campus, which hovers on the edge of downtown. Partly, it's Tucson's low cost of living, which has tempted more than a few artist types into moving into its colorful adobe neighborhoods. Whatever the reason, Tucson as a destination gives you all of the cool for less of the cash.

Take the Hotel Congress. The Congress isn't for you if you want quiet (the first clue is the package of earplugs on the side of your sink), or consistent water temperature in your shower. But your room will have a rotary telephone that connects to a working switchboard in the lobby. And there will always be some kind of party going on, either in the retro-hip lobby bar, or out under the umbrellas on the street-side patio, or inside the raucous Club Congress (especially inside the Club Congress).

The pale brick Hotel Congress was opened in 1919 (bank robber John Dillinger was almost captured in room 214), and the vibe is Bonnie & Clyde meets Kurt & Courtney, with a little southwestern spice thrown in. Rooms have a 1930s period feel – old-timey radios, antique bedsteads (which are a tad short for those over 6 feet) – mixed up with framed posters advertising the Meat Puppets last appearance downstairs at Club Congress.

There's no room service at the Congress, but the excellent Cup Cafe (more of a bistro than a cafe), off the lobby, is open for breakfast, lunch and dinner. And its "when worlds collide" atmosphere pretty much sums up the place. During my first breakfast, I watched the fresh-faced hostess seat a sprawling Native American family – from high chair-requiring toddler to white-haired grandma – next to a display of revolving pies and below a framed aphorism reading, "Sterilization is the weapon of the rulers," all while the speakers were blaring the Talking Heads' "Psycho Killer."

Within walking distance of the Congress is the Fourth Avenue shopping district – a favorite among U of A students, and anyone else with a fashion sense more evolved than Banana Republic. Tucson Thrift has clearly been curated for Greek house-theme parties. Racks are labeled '70s Skirts and Indian Blouses, but some of these items are so stylish, you don't need an invitation to a beer-soaked event to buy them.

Fourth Avenue is where you'll find Desert Vintage, one of the best (and most reasonably priced) vintage shops I've ever seen, as well as Antigone Books, the independent that hosts the Steampunk book group (second Sunday of the month), as well as author readings. If you missed 1973 the first time around, stop into Hippie Gypsy. The smell (a mix of sandalwood and patchouli), the music (the Doors), the merchandise (bongs, long skirts made out of cheap Indian print cotton) – nothing has changed.

The Food Conspiracy Co-op, also on Fourth Avenue, is worth a stop. It makes Whole Foods look like 7-Eleven.

Because looking at art – especially photography – is always cool, wander over to the University of Arizona campus and stop into the school's Center for Creative Photography. The center owns the majority of Ansel Adams' negatives, plus work by W. Eugene Smith (I saw an amazing exhibit of photographs he'd shot from the window of his NYC loft), Paul Strand and Edward Weston.

On the first Friday of every month, the center lets you get up close and personal with unframed, archive photographs – some quite famous – curated around a particular theme. And it's all free.

Many of the artists who have moved to Tucson live in Dunbar/Spring, a quiet neighborhood of brightly painted adobe houses. This neighborhood is all about the street art, and the residents have turned most of the intersections into mini roundabouts and filled them with quirky sculptures. On 9th Avenue near university, there's a mural that stretches for nearly a block, filled with Day of the Dead clowns and Dr. Seussian birds.

The Dunbar/Spring Community Garden, at University and 11th streets, has a gate made from re-purposed bike pedals and a sundial made from a gear wheel. All the planting beds are named for birds – house finch, white-winged dove – and you're welcome to go in and wander as long as you close the gate.

The best way to explore Dunbar/Spring (named for two prominent Arizonans, African American poet Paul Laurence Dunbar, and the state's first – in 1872 – bilingual public-school teacher, John Spring) is by bike. Actually bike is a good way to explore all of Tucson, if it's not scorchingly hot. The city is flat and filled with bike lanes.

You can get a bike for \$8/day (\$40/week) at Bicycle Inter-Community Art & Salvage, better known around Tucson as Bicas. These guys have the best politics and the least attitude of any bike shop I have ever been in. They recycle everything they can from every bike they get. And if they can't use it on a bike, they turn it into art.

They contributed most of the pieces that make up the Bike Church, a building-size memorial made entirely from white-painted bike parts and stained glass that sits like the skeleton of a church at the side of St. Mary's road. Bicas offers Build-a-Bike classes, Bike Maintenance Workshops and Earn-a-Bike programs for people who can't afford to buy one.

There are no shops or restaurants (save for the Tasteful Kitchen, a raw food vegetarian place that's only open for dinner) in Dunbar/Spring, so if you want lunch, best to head to neighboring Barrio Anita and Anita's Street Market. This Mexican market inside a house is where locals line up for still-warm tortillas (I watched a woman rapturously clutch her bag to her nose) and fresh-made burritos.

You can get your food to go or pull up a plastic chair under the green awning in the side yard. Yeah, it's not fancy. It's like sitting in somebody's backyard and having their Mexican mom make you lunch. How cool is that?

The Saturday Farmers' Market takes place right across the street from the Hotel Congress. Different things grow in the desert, so you never know what you'll find. The morning I went, a group of U of A agriculture students under a Wildcats awning were selling tomatoes in February, a gray-haired couple with leathery skin were offering bottles of dried chaplet chili flakes, and I got to meet the owner of Rocket coffee, a Bay Area transplant who'd learned his roasting technique from the venerable Peet's, before it became a chain.

I grabbed a Rocket coffee and Southwest-style tamale (and unlike when I go to the Farmers Market at the Ferry Building, I didn't wait in line for either of them) and took them to the back of the market where I could sit in the sun and watch the trains go by.

As I sat there, I am quite certain that if Fred and Carrie had been over on the other bench, debating whether to pick up a potted cactus from the market or head over to the Food Conspiracy for vegan cat food, I wouldn't have raised an eyebrow.

If you go

Getting there

Direct flights from the Bay Area to Tucson can be expensive and infrequent. Instead, fly into Phoenix and take a shuttle from the Phoenix airport, or rent a car and do the two-hour drive yourself. (Though you might not need a car in Tucson; by fall, Tucson should have a streetcar that will run right past the Hotel Congress and connect you to nearly all of the sights mentioned in this story.)

Where to stay

Hotel Congress: 311 E. Congress St. (800) 722-8848. hotelcongress.com. If you don't mind noise (those earplugs only do so much) and you're not attached to the idea of strong water pressure (or a TV), this is the place. It's got hipness and charm to spare, you're right in the middle of the action

and it's not expensive. Rooms range between \$89-\$149 per night, depending on size and season.

Tucson Marriott University Park: 880 East 2nd St. (888) 236-2427. marriotttucson.com. More conventional hotel, practically on the U of A campus. Rooms begin at \$209.

Where to eat

Cup Cafe: 311 E Congress St. (520) 798-1618. hotelcongress.com. Open 7 days a week, 365 days a year. Lunch entrees average \$11. Dinner \$17.

The B Line: 621 N Fourth Ave. (520) 882-7575. blinerestaurant.com. Open 7 days. Good stop when shopping Fourth Avenue; the menu is a mix of Southwestern-style Mexican and Italian. Nothing over \$10.

The Hub: 266 E Congress St. (520) 207-8201. Cool restaurant within walking distance of the Congress serves Southwestern comfort food till late – really late.

Maynard's Market & Kitchen: 400 N. Toole Ave. (520) 545-0577. maynardsmarket.com. More of a date restaurant, fancy but not fussy, and locally sourced when they can. Entrees hover around \$25.

Cafe Poca Cosa: 110 E Pennington St. (520) 622-6400. Sleekly stylish restaurant (chicken mole made with Godiva chocolate) doesn't print menus, it writes its offerings on a chalkboard because they change twice a day. All the entrees are one price, depending on when you go. It was \$22.95 the night I went.

What to do

Club Congress: (Inside the Hotel Congress.) Named "one of the 10 best rock clubs in the country." For listings and tickets:

www.hotelcongress.com/calendar/category/music.

Shopping Fourth Avenue: **www.fourthavenue.org**.

Center for Creative Photography: 1030 N. Olive Road. (520) 621-9489. creativephotography.org. Open weekdays 9 a.m. to 5 p.m., weekends 1 to 4 p.m. Free.

Dunbar/Spring neighborhood: dunbarspring.org.

Bicas (Bicycle Inter-Community Art & Salvage): 44 W. Sixth St. (520) 628-7950. bicas.org. The address might say W. Sixth Street, but you will never find it that way. It's actually tucked down Ash Street, an alley off Sixth. Closed Monday.

Anita's Street Market: 849 N Anita Ave., (520) 882-5280. Open Monday through Saturday till 5 pm. Closed Sunday.

Saturday Farmers' Market: 400 N Toole Ave., outside Maynard's Market. 8 a.m. until noon.

Author Janis Cooke Newman lives in San Francisco. E-mail: **travel@sfchronicle.com**

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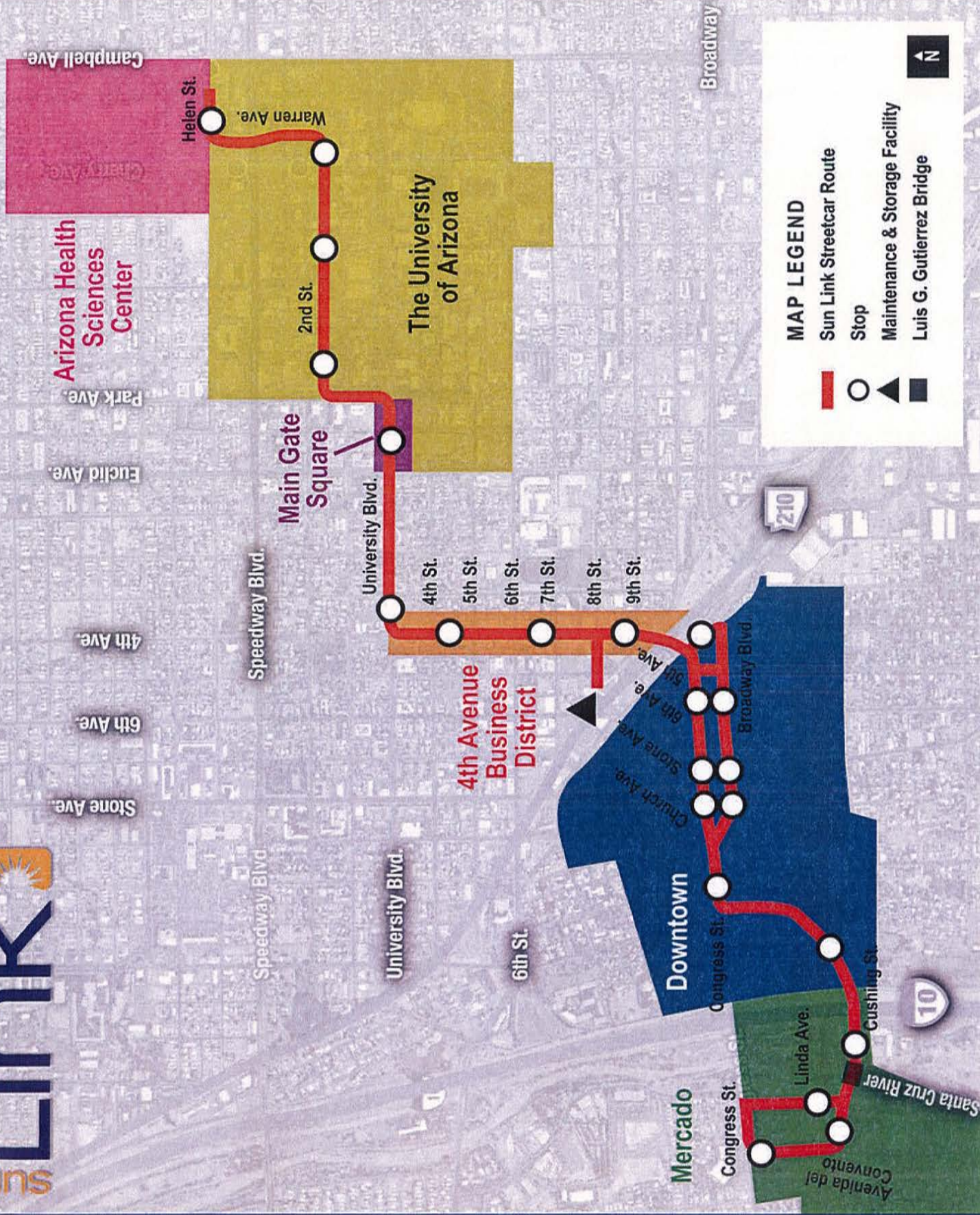
Modern Streetcar

The Tucson Modern Streetcar is the centerpiece of a voter-approved, \$2.1 billion regional transportation plan passed in 2006. The 3.9-mile track will connect the University of Arizona, Main Gate Square and 4th Avenue business districts, downtown Tucson, and Mercado District west of I-10. 100,000 people live and work within a half-mile of the streetcar route, and daily ridership is projected to be around 3,600. Public service is expected to begin in the summer of 2014.



Courtesy of Sun Link

Even prior to its opening, the streetcar is a significant factor contributing to downtown's young demographic composition. Three student-housing complexes have already been completed along the streetcar route with three more under or ready for construction. With eight streetcars in operation, stops will be serviced every 10 minutes during the day and every 20 minutes during the evening. This short wait time will allow students to live downtown and commute to school without being dependent on a car. Each streetcar will be capable of holding 180 people, and the system is designed to be able to absorb higher ridership as demand increases.



Rio Nuevo

Official Website Site

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- Financial Reports

About Rio Nuevo

Downtown Tucson is currently home to thousands of residents and employees in a rich mix of neighborhoods. In the greater downtown area there are several hundred businesses, extraordinary artists and galleries, professional theater and performance groups and houses, art cinemas and acclaimed film series, live music clubs, world class cycling events, restaurants and an established housing market with exciting new opportunities. The center of downtown is approximately one mile from Pima Community College and the University of Arizona, the latter a renowned public research university.

In 1999 voters approved the creation of the Rio Nuevo Multipurpose Facilities District (District). The District is both a municipal stadium district and a special taxing district. The voters authorized the District to receive an incremental portion of State-shared funds derived from transaction privilege taxes (i.e. sales tax called TIF Funds) collected from within the District boundaries within the City of Tucson city limits. The District is a State municipal district with the powers, privileges and immunities granted to governmental, municipal corporations for District purposes: a planned multi-faceted development project, including cultural and recreational amenities and improvements, unique historic re-creations, mixed-use developments, etc. The District was reorganized by the Arizona State Legislature in the fall of 2009 and the board re-appointed in March 2010. Expenditure of the TIF Funds collected is now disbursed and managed by the reconstituted Rio Nuevo Multipurpose Facilities District Board of Directors who as of 2010 are appointed by the State's Governor, President of the Senate, and Speaker of the House of Representatives.

Tucson at large is the beneficiary of strategic investments to stimulate the marketplace and support new private sector development. The District's TIF Funds are to be strategically invested in public

and public/private projects towards a shared vision for a vibrant Tucson city center by leveraging downtown Tucson's unique competitive advantage as the region's urban and cultural center.

RESOURCE LINKS

[Tucson Metropolitan Chamber of Commerce](#)

[Tucson Hispanic Chamber of Commerce](#)

[Pima Association of Governments](#)

[Tucson Regional Economic Opportunities](#)

[Arizona Office of the Auditor General](#)

[Tucson Convention Center](#)

[Metropolitan Tucson Convention and Visitors Bureau](#)

[Downtown Tucson Partnership](#)

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The [Rio Nuevo Board](#) would like to welcome you to the [Official Web Site](#) for the [Rio Nuevo downtown redevelopment and revitalization district](#).

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Rio Nuevo

Official Website

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Rio Nuevo History

In 1999 voters approved the creation of a new TIF district; the Rio Nuevo Multipurpose Facilities District. This vote authorized the new TIF district to receive State-shared funds derived from transaction privilege taxes (i.e. sales tax) collected from within the District's boundaries under the authority of the City of Tucson. The taxpayers approved the TIF district's \$80 million dollar project to revitalize Tucson, however, the City of Tucson's controlled Rio Nuevo spent \$230 million dollars and abandoned many of the voter's projects so the legislature took control.

The Governor and state Legislature took the oversight away from the City of Tucson, with overwhelming support on a vote of 51-4 in the House and 23-4 in the Senate, after 10 years of mismanagement, incomplete projects, and millions of dollars by the City of Tucson.

The bill created a newly reconstituted Rio Nuevo District Board under the State's authority in March of 2010. The Governor, the President of the State Senate, and the Speaker of the State House of Representatives now appoints the members of the Board of Directors of the Rio Nuevo Multipurpose Facilities Districts. The Board of Directors consists of up to nine board members and five of the board of directors must reside in the municipality in which the district is located.

The Legislature approved more control on the funds and strengthened the Legislature's control through their appointed Board of Directors. Despite passing on a vote of 51-4 in the House and 23-4 in the Senate, it was vetoed because of gubernatorial concerns about non-Rio-Nuevo parts of the budget package. The second time around, it passed with overwhelming support on a vote of 51-4 in the House and 23-4 in the Senate.

New Rio Nuevo audit shows signs of improvement

10 HOURS AGO • BY [DARREN DARONCO](#) ARIZONA DAILY STAR

Rio Nuevo received a bit of good news this week when the Arizona Office of the Auditor General released its most recent audit of district finances.

The [audit](#), performed by C.H. Johnson Consulting, found the downtown improvement district is financially solvent, and stable, but questioned whether the district will bring in enough money over the remaining 12 years of its life to dramatically improve the Tucson Convention Center.

The auditors praised the current board members and complimented them on the “significant improvement” the district has experienced since the last audit about three years ago.

Most of the kudos centered on ending the fight with the city and getting in line with most state statutes, something the current board strived for since it formed in June 2012.

“We’re pleased with the report,” said Rio Nuevo chairman **Fletcher McCusker**. “It shows we’re on track with the legislative mandates and getting back to basics with the Tucson Convention Center and area hotel.”

McCusker said the current board has worked hard to open up its books to the public to regain trust .

“Hopefully, if people know what we are doing, that we’re on top of things, that we’re posting our expenses in real time so people can stay on top of them, it will give us the credibility with the various people who we need to partner with so we can focus on the TCC,” McCusker said.

While Rio Nuevo is on solid financial ground and will remain solvent through its 2025 expiration date, the report cast doubt on whether the district could make any significant impacts on the TCC and surrounding downtown area.

“We conclude that the District, as currently structured, cannot address the capital needs of the TCC,” the report read. “We estimate that addressing needs at the TCC, plus incentives to adjacent hotels, will cost \$100 million or more.”

The report projected Rio Nuevo would reap about \$55 million by 2025 which would put it about \$40 to \$50 million short if it wanted to transform the TCC into a nationally competitive arena.

If the district doesn’t want to pursue an ambitious TCC renovation, the report recommended Rio Nuevo should spend its time keeping costs down and applying its available resources to select TCC improvements and modest downtown projects.

McCusker intends to use the audits findings as clarion call to see if the community is interested in creating a first-class arena or is content with the current mediocre one.

"It said you can just keep limping along or you guys can get serious about it and raise some money," McCusker said. "We'll see how people respond to that ... But it does compel people to have the conversation . If you want a state-of-the-art facility, how are we going to get there?"

Since the Legislature won't be dumping cash in Tucson's lap anytime soon to pay for those improvements, McCusker said, any solution will likely come from a partnership among the city, Pima County and private interests.

"I'm going to get that conversation started immediately ... and see what we can do," he said.

City of Tucson - Rio
Nuevo Settlement
Agreement

SETTLEMENT AGREEMENT

For reference this Settlement Agreement ("Agreement") is dated February 7, 2013. This Agreement has been authorized and approved by the COT Mayor and Council and the RN Board by motions approved by each, following executive session discussions by each Party.

RECITALS

- 1) RN was created pursuant to A.R.S. § 48-4201 et seq. (the "MFD Laws"), Proposition 400 (approved by the voters of the cities of Tucson and South Tucson in 1999), and Intergovernmental Agreements among COT, RN and the City of South Tucson, for the purpose of developing primary and secondary components as defined in A.R.S. §48-4201(4) located generally in the areas identified and depicted as the multipurpose facility site (the "Site"). (Exhibit 1).
- 2) Proposition 400 and its attendant publicity pamphlet (together, "Proposition 400"), as approved by the voters, described the RN project as a planned multi-faceted development project, including cultural and recreational amenities and improvements, unique historic recreations, new and expanded museums, and mixed-use developments. Proposition 400 included the following project elements: a) Historical (such as Mission San Augustine Cultural Center, Carrillo House, Convento, Mission Gardens, the Tucson Presidio Historic Park); b) Cultural/Retail/Mixed Use (such as mixed-use space, hotel development, community plaza and open space, museum development); and c) Environmental (such as improvements to the Santa Cruz River and development of Rancho Chuk Shon).
- 3) Pursuant to the MFD Laws, the primary component of RN must be a facility used to accommodate sporting events and entertainment, cultural, civic, meeting, trade show or convention events or activities. The "Primary Component" of RN is the Tucson Convention Center ("TCC"), located within the Site.
- 4) In 2009, the Arizona Legislature adopted significant amendments to the MFD Laws with the adoption of Senate Bill 1003 (approved by the Governor on November 23, 2009) which changed the composition of the RN Board of Directors and its officers and modified a variety of other statutory provisions relating to RN (generically the "2009 Amendments"). The 2009 Amendments included the following provisions:
 - a) A requirement that RN cannot expend monies except for certain limited purposes (such as preexisting debt service and contractual obligations, reasonable administrative expenses, etc.) until such time that a notice to proceed is issued for convention center and hotel development located within the Site.
 - b) A requirement that beginning in 2010 and every three (3) years thereafter, the Auditor General shall contract with an independent auditor to conduct a performance audit, including a financial audit, of RN (the "Statutory Audit").
- 5) The first Statutory Audit was completed by Crowe Horwath, LLP at the direction of the Auditor General in October, 2010 (the "Crowe Horwath Audit"). Among its findings, the Crowe

Horwath Audit noted that investment in the TCC, the Primary Component of RN, was inadequate to develop the TCC as an economic catalyst. The Crowe Horwath Audit is available for public review online at the Auditor General's website.¹

6) Since the 2009 Amendments disputes have arisen between RN and COT some of which have resulted in lawsuits being filed by RN against COT.

7) By the terms of this Agreement, RN and COT (individually "Party", collectively "Parties") desire to settle and resolve all of their differences so that each can move forward in an effort develop the Site and downtown Tucson in a manner consistent with the MFD Laws.

8) By the terms of this Agreement, RN and COT further desire to direct significant investment towards the Primary Component of RN, the TCC, as recommended in the Crowe Horwath Audit; to advance the development of certain elements of Proposition 400 as approved by the voters of the cities of Tucson and South Tucson in 1999; and to carry out the purposes of the MFD Laws and 2009 Amendments, to include moving forward with convention center and hotel development.

NOW THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

AGREEMENTS

1) **Incorporation and Representation.** The foregoing Recitals are hereby incorporated into this Agreement by this reference as if set forth in full and each of the Parties represents that such Recitals are true and accurate to the best of each signatory's knowledge, information and belief.

2) **The Audits:** RN has initiated certain forensic audits (the "Audits"). These audits include the Depot Garage and the Westside projects. The Parties agree that the purpose of this Agreement is to resolve all of the issues between the Parties, and that this Agreement settles and resolves all past disputes, known and unknown between the Parties, including those matters that are the subject of the Audits as specifically provided in Section 14 below. The Parties acknowledge and agree that the 2009 Amendments and the MFD Laws continue to require the Statutory Audits, and the Parties agree to cooperate in good faith to facilitate the timely completion of future Statutory Audits, including the Statutory Audit that will be required in 2013. As part of the 2009 Amendments the Statutory Audits shall include both a financial and a performance audit that will, among other things, examine whether RN is managing its resources in an economic, efficient manner and whether the objectives established by the Legislature are being met. They shall also include a description of the COT's match payments required by A.R.S. §42-5031(D).

3) **Tucson Convention Center (Primary Component):**

a. From funds that may lawfully be expended for such purpose, RN agrees to expend not less than \$6,000,000 on renovation costs for the Tucson Convention Center ("TCC"); the

¹ See http://www.azauditor.gov/Reports/Other/FAD/Rio_Nuevo_Multipurpose_Facilities_District.pdf

Primary Component of the RN District. COT and RN shall cooperate and coordinate to prioritize improvements to the TCC by jointly determining which projects are best suited to provide the greatest impact to potential users of the TCC thereby increasing potential revenues from the use of the TCC. In connection with the expenditures described in this section, COT acknowledges that a notice to proceed issued by RN for the improvements funded by such expenditures shall constitute a notice to proceed for convention center improvements located on the multipurpose facility site as contemplated under A.R.S. §48-4204(B).

b. RN and COT shall cooperate and share the actual cost in researching the feasibility of upgrading, improving and expanding the existing TCC Arena, subject however to a subsequent agreement defining the scope and cost of such feasibility analysis and associated design.

c. From the date of the full execution of this Agreement and thereafter, COT reaffirms its agreement to comply with the terms and conditions of the existing TCC Lease and Sublease Agreements between the Parties, together with any amendments to those agreements as may have been or may be executed between the Parties.

d. In consideration of the above, any claims existing as of the date of the full execution of this Agreement that may exist between the Parties relating to the TCC Lease and Sublease Agreements shall be included within the mutual release of claims described in Section 14 of this Agreement.

4) **RN's claims for compensation for transfer of Fire Central Property; COT claims for compensation for prior COT loans and advances to RN:**

a. In recognition of the mutual consideration provided to each of the Parties pursuant to the terms and conditions of this Agreement, including but not limited to the transfer of the Arena Site as set forth in Section 5 below, RN shall waive and release any and all claims that it has or might have relating to the Fire Central Property (generally APN 11713069E) title to which shall not be disturbed by this Agreement.

b. In recognition of the mutual consideration provided to each of the Parties pursuant to the terms and conditions of this Agreement, including but not limited to RN's waiver and release of any and all claims regarding overcharged interest as identified in the October, 2010 Crowe-Horwath Audit as approximately \$450,000, COT shall waive and release any and all claims that it has or might have for payment of any outstanding balance of prior COT loans and advances to RN of approximately \$1,650,000.

5) **Depot Garage (the "Garage"):**

a. COT will retain ownership of the Depot Garage and RN agrees to withdraw its objection to the COT's prior agreements with any third party relating to the leasing or allocation of spaces in the Garage. The COT will be solely responsible for the operation and maintenance of Garage and shall be solely responsible for any issues with all third parties relating to the design, construction and operation of the Garage. RN shall continue to satisfy its existing debt service obligations for the Garage under the 2008 Revenue bonds.

b. In recognition of the monies expended by RN for the construction of the Garage and RN's claim to share in the Garage revenues, the COT shall pay to RN pursuant to the following schedule a flat fee on a monthly basis commencing January 1, 2013 with payments due and payable of the fifth (5th) day of the subsequent month. For example the January 2013 payment will be due on or before February 5, 2013.

Year 2013:	\$58,000.00 per year/\$4,833.33 per month
Year 2014:	\$106,000.00 per year/\$8,833.33 per month
Year 2015:	\$183,000.00 per year/\$15,250.00 per month
Year 2016:	\$285,000.00 per year/\$23,750.00 per month
Every year thereafter shall be:	These payments shall increase by 4% over the prior year.

These payments shall continue through 2050 or the termination of RN, whichever first occurs. Within ten (10) days of the full execution of this Agreement, the COT shall secure these payments by the recordation of this Agreement with the Pima County Recorder.

c. The COT shall not sell or lease the entire facility without the prior written consent of RN; and upon any sale of the Garage, RN shall be entitled to receive the lesser of the following: 1) the total of the sales proceeds; or 2) the amount of \$16,000,000.00 less the total amount of payments received by RN from the COT as of the date of the closing of the sale, pursuant to the payments described above. In the event that such a sale occurs, the COT payments to RN as described in subsection (b) above shall immediately terminate.

d. RN may not assign its rights under this Section 5 without the prior written consent of COT.

e. COT may make payments in advance of the payment schedule provided in subsection (b) above and thereby reduce subsequent payments.

6) **Arena Site:**

a. RN has asserted a claim against COT for \$894,000 for expenditure reimbursement in connection with the Arena Site [generally APNs 116201350, 116201390 & 11620136A]. COT and RN agree that the Arena Site is a location that should be considered for the development of tax-generating uses that benefit both RN and COT, and that will benefit and support RN's Primary Component and associated Secondary Components. Such beneficial uses could include, without limitation, a stadium or arena, a hotel or hotels, and/or mixed-use or multipurpose facility development and associated parking and other amenities. ["Beneficial Uses"].

b. In order to pursue the development of the Arena Site for Beneficial Uses, and in order to resolve the disputes between the Parties relating to the Arena Site, the Parties agree that:

i. Within thirty (30) days of the full execution of this Agreement, COT will represent and warrant to RN all known claims, existing and potential, relating to the Arena Site ("Known Claims") which representations shall include, without limitation, copies of all

applicable agreements or claims. Within forty-five (45) days of receipt of COT's list of Known Claims, RN shall opt to either accept or reject conveyance of title to the Arena Site. These deadlines may be extended by signed written agreement between the Parties.

ii. If RN elects to accept title, COT shall convey fee title to RN. Closing of this conveyance shall occur not more than one hundred and twenty (120) days after such election unless otherwise agreed in writing by the Parties. All closing costs and fees shall be shared equally. Except as otherwise specifically provided in Subsection (e) below, relating to the Greyhound Lines lease, RN shall indemnify COT, and agrees to defend and hold harmless COT, against all such Known Claims relating to the Arena Site, including but not limited to any claims or actions that might arise relating to prior negotiations with third parties relating to the possible sale or disposition of the Arena Site.

iii. If RN elects not to accept title, COT will continue to own and control the Arena Site and upon sale, long term lease or other disposition of the Arena Site by COT, RN will receive reimbursement of prior RN expenditures on the site, in the amount of \$894,000.00 out of the resulting proceeds, unless otherwise agreed by Parties. The City's obligation under this subsection 6(b)(iii) expires and terminates upon the earlier of (1) the termination of the RN District or (2) January 1, 2050.

c. Upon transfer of fee title to the Arena Site, RN shall actively solicit and pursue the development of the Arena Site for the purpose of securing and establishing Beneficial Uses on the property. COT agrees to cooperate in these efforts in good faith.

d. Upon transfer of fee title to the Arena Site, RN shall waive and relinquish the \$894,000 reimbursement claim described above.

e. Upon transfer of fee title to the Arena Site, COT shall be entitled to continue to receive the rental payments from Greyhound Lines, Inc. pursuant to the existing lease. RN shall not be responsible for either any relocation costs to a permanent facility as required by the Uniform Real Property Acquisition & Relocation Assistance Act as referenced in that certain Assignment of Lease and Amendment to Assigned Lease between City of Tucson & Greyhound Lines, Inc. dated February 2, 2004 or for contribution to the construction of a permanent facility for Greyhound. RN shall not disturb the Greyhound tenancy under the existing lease other than upon the occurrence of both: (a) final approval by COT of a development plan for the Arena Site and (b) not less than one year's prior written notice by RN to the COT and Greyhound.

7) **Westside Development.** Proposition 400, approved by the voters of the City of Tucson and the City of South Tucson in 1999, included various projects for the development of property located within the Site and west of Interstate 10. Such projects include the Mission San Agustin Cultural Center & Settlement Area, Rancho Chuk Shon, the Carrillo House, Mission Gardens, and associated interpretive facilities (generally, the "Westside Proposition 400 Projects"). The Parties agree that the Westside Proposition 400 Projects described in this Section 7 are acceptable and desirable projects for development in the area, subject to compliance with all applicable codes and regulations. To advance the development of these properties the Parties agree as follows:

a. **351 South Brickyard**: COT will retain ownership of the 351 S. Brickyard property generally described in attached Exhibit 2.

b. **Westside Parcel:**

i. COT shall convey to RN title of the property generally depicted on attached Exhibit 3 and bordered on the north by Mission Lane, on the west by Grande Avenue, on the east by the western edge of the Santa Cruz linear park and on the south at the point where the distance between the western edge of the Santa Cruz linear park and eastern edge of Grande Avenue is the smallest ("Westside Parcel"). This conveyance does not include the Mission Gardens property owned by Pima County. The conveyance of the Westside Parcel shall be "as is", without representation or warranty and without cost to RN except as provided below.

ii. To the extent a survey is needed to define the boundaries of the Westside Parcel, the Parties shall share equally in its cost. The Parties shall share equally in the cost of closing the conveyance.

c. **Mission Gardens**: RN agrees to fund the Mission Gardens project as follows:

i. Complete the Mission Gardens project within the project's walls.

ii. Fund additional improvements outside the project's walls but within the area of the Westside Proposition 400 Projects that support the Mission Gardens project.

iii. The total funding under this subsection shall not exceed \$1,100,000.

d. The Parties agree that the development of the above mentioned parcels in this Section 7, including the Westside Proposition 400 Projects, shall be subject to the following:

i. Pre-development and development planning shall be preceded by inclusive public discussion and participation that shall at a minimum include the Menlo Park, Barrio San Agustin (formerly, Barrio Sin Nombre) and Kroeger Lane Neighborhood Associations; area residents and property owners, interested developers, and the Friends of Tucson's Birthplace. By listing the specific groups in this subsection, the Parties do not intend to limit the public process to such groups, nor do the Parties intend to minimize the value of the input and participation by all interested stakeholders, including those not specifically described above.

ii. Proceeds from any sale of any portion of the Westside Parcel shall be used to help fund construction, development, maintenance and operation of the Westside Proposition 400 Projects.

iii. The Parties agree that timing is a high priority and will endeavor to have such development keep pace with current projects and the construction of the modern streetcar line.

8) **Presidio:** COT will retain ownership of the Presidio property other than the Restrooms and Museum/Office which are currently owned by RN. COT and RN have previously executed a lease by RN to the COT of the property owned by RN. The Parties reaffirm their respective obligations under such lease and agree that the lease shall be modified to extend COT's tenancy until March 1, 2015 upon which time it shall terminate without automatic renewal unless otherwise agreed by the Parties.

9) **Duplex:** The Duplex at 196-200 N. Court Avenue shall remain titled to RN, and RN and COT shall waive and release any and all claims relating to this property.

10) **Church and Council Parking Lot:** COT will convey title of the parking lot at the northeast corner of Council Street and Church Avenue, as generally depicted and described in the attached Exhibit 4, to RN. Lease revenues will continue to go to RN as they have to date. COT and RN shall waive and release any and all claims to this property.

11) **Hotel Development:** The Parties agree that the development of a hotel or hotels located within the boundaries of the Site is critical to the successful development of the COT's downtown area and to RN's Primary Component. As more specifically set forth in Recital 4(a) of this Agreement, A.R.S. §48-4204(B) limits the expenditure of RN tax increment revenues to certain specified purposes until such time that RN issues a notice to proceed for a hotel and convention center. Accordingly, the Parties agree to cooperate and act in good faith to solicit and consider proposals for the development of a hotel or hotels that will support and benefit the Primary Component. In the event that RN participates financially in the development of a hotel project located in the Site through the execution of an agreement with the COT, in a manner mutually agreed upon by the Parties, the COT agrees that the execution of such agreement shall constitute a notice to proceed for hotel development as contemplated under A.R.S. §48-4204(b).

12) **Streetscape Development:** RN agrees that within two (2) years of the date of the full execution of this Agreement, RN will appropriate and expend lawfully available funds, in an amount not to exceed \$750,000.00, to fund City-approved streetscape improvements within the downtown core portion of the boundaries of the Site. The Parties agree that the downtown core portion of the Site includes the area within the boundaries of the Site as described in Proposition 400 that are located west of the Snake Bridge.

13) **Payment of Suspended Contracts:** There remains approximately \$6.429 million of unexpended 2008 Revenue bond proceeds ("Unexpended Proceeds"). From the Unexpended Proceeds, COT shall receive \$2,180,454.54 as reimbursement for COT's payments previously made to satisfy outstanding invoices for those contracts relating to various 2008 bond projects (to include Depot Garage; Cushing St. Bridge; Origins Infrastructure). Consistent with the 2008 Revenue bonds, COT shall make the balance of the Unexpended Proceeds available to RN for its use.

14) **Pending Lawsuits and Mutual Release of Claims:**

a. There are three "Existing Lawsuits" in which both COT and RN are named parties; *Kromko v. Rio Nuevo Multipurpose Facilities District, et al.*, Pima County Docket C2011-1105 ("Kromko Lawsuit"), *Rio Nuevo Multipurpose Facilities District v. City of Tucson*,

et al., Pima County Docket C2011-7439 ("Case 7439"), and *Rio Nuevo Multipurpose Facilities District v. City of Tucson, et al.*, Pima County Docket C2011-7440 ("Case 7440").

b. Upon the full execution of this Agreement, RN and COT shall dismiss with prejudice all claims in Case 7439 and Case 7440.

c. Upon the full execution of this Agreement, RN shall indemnify and defend COT from all claims at issue in the Kromko Lawsuit including but not limited to any damage claims by any party and COT shall remain a nominal party in that lawsuit. In the event that Kromko Lawsuit is dismissed with prejudice, this agreement to indemnify and defend shall immediately terminate.

d. Except as otherwise specifically set forth in this Agreement and/or its exhibits, upon the full execution of this Agreement RN, on its own behalf and on behalf of each of its successors and assigns (the "RN Group") hereby releases, remises and forever discharges COT as well as each and all of its predecessors, successors, assigns, employees, agents, insurers, businesses and attorneys (the "RN Group's Releasees") from any and all claims and liabilities of any nature whatsoever, whether known or unknown, now and in the future, contingent or liquidated, debts, demands, actions, causes of action, suits, accounts, covenants, contracts, agreements, torts, damages of every name and nature, both at law and in equity, that the RN Group, or any member thereof, has had or ever may have against the RN Group's Releasees, or any of them (the "RN Group's Released Claims"). Each member of the RN Group represents and warrants that he, she or it has not assigned or in any way alienated any of the RN Group's Released Claims. While the RN Group's Released Claims do include all claims arising out of any act or omission occurring before the date of the full execution of this Agreement, they do not include any claims that RN may have, now or in the future, against COT arising out of or resulting from allegations, claims, demands, actions or proceedings (administrative or judicial) made or brought by any governmental body or agency, bond or certificate holder, underwriter, trustee or taxpayer representative organization with standing relating to the administration, use, management or application of the 2002 COPs, 2008 Revenue Bonds and 2009 COPs proceeds in compliance with all applicable treasury, tax and securities laws and regulations, including but not limited to those relating to maintaining the tax exempt status of interest payable on these such instruments or lawfulness of the use of their resulting proceeds.

e. Except as otherwise specifically set forth in this Agreement and/or its exhibits, upon the full execution of this Agreement COT, on its own behalf and on behalf of each of its successors and assigns (the "COT Group") hereby releases, remises and forever discharges RN as well as each and all of its predecessors, successors, assigns, employees, agents, insurers, businesses and attorneys (the "COT Group's Releasees") from any and all claims and liabilities of any nature whatsoever, whether known or unknown, now and in the future, contingent or liquidated, debts, demands, actions, causes of action, suits, accounts, covenants, contracts, agreements, torts, damages of every name and nature, both at law and in equity, that COT Group, or any member thereof, has had or ever may have against the COT Group's Releasees, or any of them (the "COT Group's Released Claims"). Each member of the COT Group represents and warrants that he, she or it has not assigned or in any way alienated any of the COT Group's Released Claims. While the COT Group's Released Claims do include all claims arising out of any act or omission occurring before the date of the full execution of this Agreement, they do not

include any claims that COT may have, now or in the future, against RN arising out of or resulting from allegations, claims, demands, actions or proceedings (administrative or judicial) made or brought by any governmental body or agency, bond or certificate holder, underwriter, trustee, or taxpayer representative organization with standing relating to the administration, use, management or application of the 2002 COPs, 2008 Revenue Bonds and 2009 COPs proceeds in compliance with all applicable treasury, tax and securities laws and regulations, including but not limited to those relating to maintaining the tax exempt status of interest payable on these such instruments or lawfulness of the use of their resulting proceeds.

f. Each of the Parties acknowledges that part of the consideration being exchanged by this Agreement is for the above releases, and that the above releases include the release of unknown claims, regardless of their nature and regardless whether such claims have been discovered or are even discoverable at this time.

15) **Matching Funds.** As currently required by A.R.S. § 42-5031 (D), COT agrees that as part of this Agreement the City will make direct payments to the District from any lawful source, including municipal transaction privilege taxes, or to expend monies for land, infrastructure or other improvements directly related to the multipurpose facility or the multipurpose facility site on or before July 1, 2025 or the date all authorized debt service payments are completed as provided by A.R.S. § 48-4203(B)(3), whichever date is earlier, in an aggregate amount equal to the amount received by RN pursuant to A.R.S. § 42-5031. COT agrees to provide to the District from time to time upon request a report indicating the status of its performance with respect to this commitment but no less than semi-annually. As required by the 2009 Amendments, the Statutory Audit shall include a description of the COT's match payments required by A.R.S. § 42-5031(D). Consistent with 42-5031(D), COT shall receive credit towards its match obligation for all payments and expenditures made pursuant to this Agreement including those in Section 5.

16) **General Provisions.**

a. *Timely Performance.* The Parties agree to promptly and timely perform this Agreement.

b. *No Admission.* This Agreement is a compromise and settlement of disputed claims and is entered into in order to avoid the expense and uncertainty of litigation and to allow the Parties to advance the development of the elements of Proposition 400 as approved by the voters of the cities of Tucson and South Tucson in 1999; and to carry out the purposes of the MFD Laws and 2009 Amendments, to include moving forward with convention center and hotel development. This Agreement shall in no event be construed as or be deemed to be evidence of an admission or concession by either Party of any liability or wrongdoing whatsoever. This Agreement, and each of its provisions, shall not be offered or received in evidence in any action or proceeding as an admission or concession of liability or wrongdoing of any nature on the part of either of the Parties. The Parties agree that this Agreement may be used as evidence in any action to enforce the terms of this Agreement.

c. *No Assignments.* None of the Parties' rights or obligations may be assigned, transferred, conveyed or otherwise alienated and any attempt to do so is and shall be null and void.

d. *Choice of Law.* This Agreement has been executed, delivered and accepted at, and shall be deemed to have been made in, Arizona. This Agreement shall be interpreted and the rights and liabilities of the Parties hereto, whether in tort or in contract, shall be determined in accordance with the laws of the State of Arizona.

e. *Section Headings.* The section headings of this Agreement are inserted as a matter of convenience and reference only and in no way define, limit, or describe the scope or intent of either this Agreement or its terms or provisions.

f. *Administrative, Typographic, or Ministerial Error.* This Agreement shall not be invalid as a consequence of any administrative, typographic, or ministerial error.

g. *Supplemental Instruments.* The Parties shall execute any and all additional documents necessary to effectuate the terms of this Agreement.

h. *Voluntary and Knowing Execution.* The terms and provisions of this Agreement shall be interpreted and construed in accordance with their usual and customary meanings and the Parties waive the application of that rule of law dictating that ambiguous or conflicting terms in an agreement shall be interpreted or construed against the party who prepared the executed draft or earlier drafts of such agreement.

i. *Entire Agreement.* Except as otherwise specifically provided herein, this Agreement represents the entire understanding between the Parties with respect to its subject matter. No representations, warranties, inducements or oral agreements have been made by either of the Parties except as expressly set forth herein or in other contemporaneous written agreements. This Agreement may not be changed, modified or rescinded, except in writing, signed by both Parties hereto, and any attempt at oral modification of this Agreement shall be void and of no force and effect.

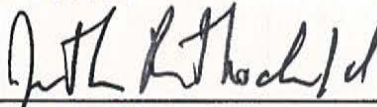
j. *Execution in Counterpart.* This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same instrument. In addition, this Agreement may contain more than one counterpart of the signature pages and this Agreement may be executed by the affixing of the signature pages and all such counterpart signature pages shall be read as though part of a single document, and they shall have the same force and effect as though all the signers had signed a single signature page.

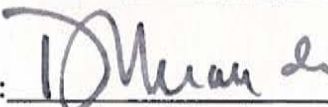
k. *Attorneys' Fees.* In the event of any dispute, action or proceeding arising out of or related to the enforcement of this Agreement or the terms and conditions provided for in this Agreement, the prevailing or successful party in such dispute, action or proceeding shall be entitled to recover its reasonable attorneys' fees, costs and expenses.

l. *No Third-Party Beneficiary.* No third-party shall be entitled to rely upon, benefit from or enforce the terms of this Agreement.

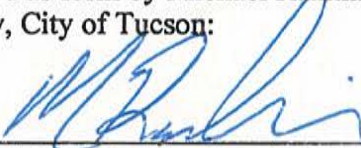
m. *Conflict of Interest.* This Agreement is subject to A.R.S. §§ 38-501 through 38-511, relating to conflicts of interest, the pertinent provisions of which are incorporated into this Agreement by this reference.

CITY OF TUCSON


By: 
Jonathan Rothschild
Its: Mayor
Date: 2-7-13

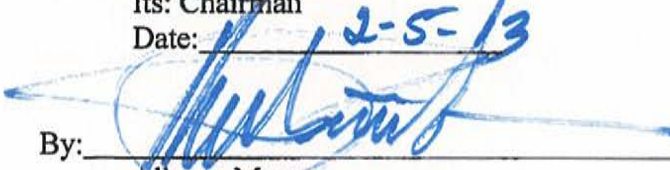
By: 
Richard Miranda
Its: City Manager
Date: 2-7-13

Approved as form by Michael Rankin, City Attorney, City of Tucson:

By: 
Michael Rankin, City Attorney

RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT

By: 
Fletcher McCusker
Its: Chairman
Date: 2-5-13

By: 
Alberto Moore
Its: Secretary
Date: 2-5-13

Approved as form by Gust, Rosenfeld P.L.C. for Rio Nuevo Multipurpose Facilities District:

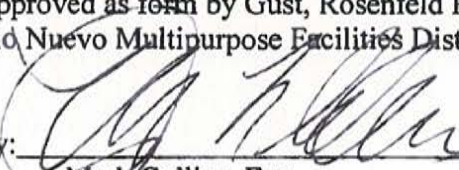
By: 
Mark Collins, Esq.

Exhibit 1

4/10/21

11 Q

RIO NUEVO

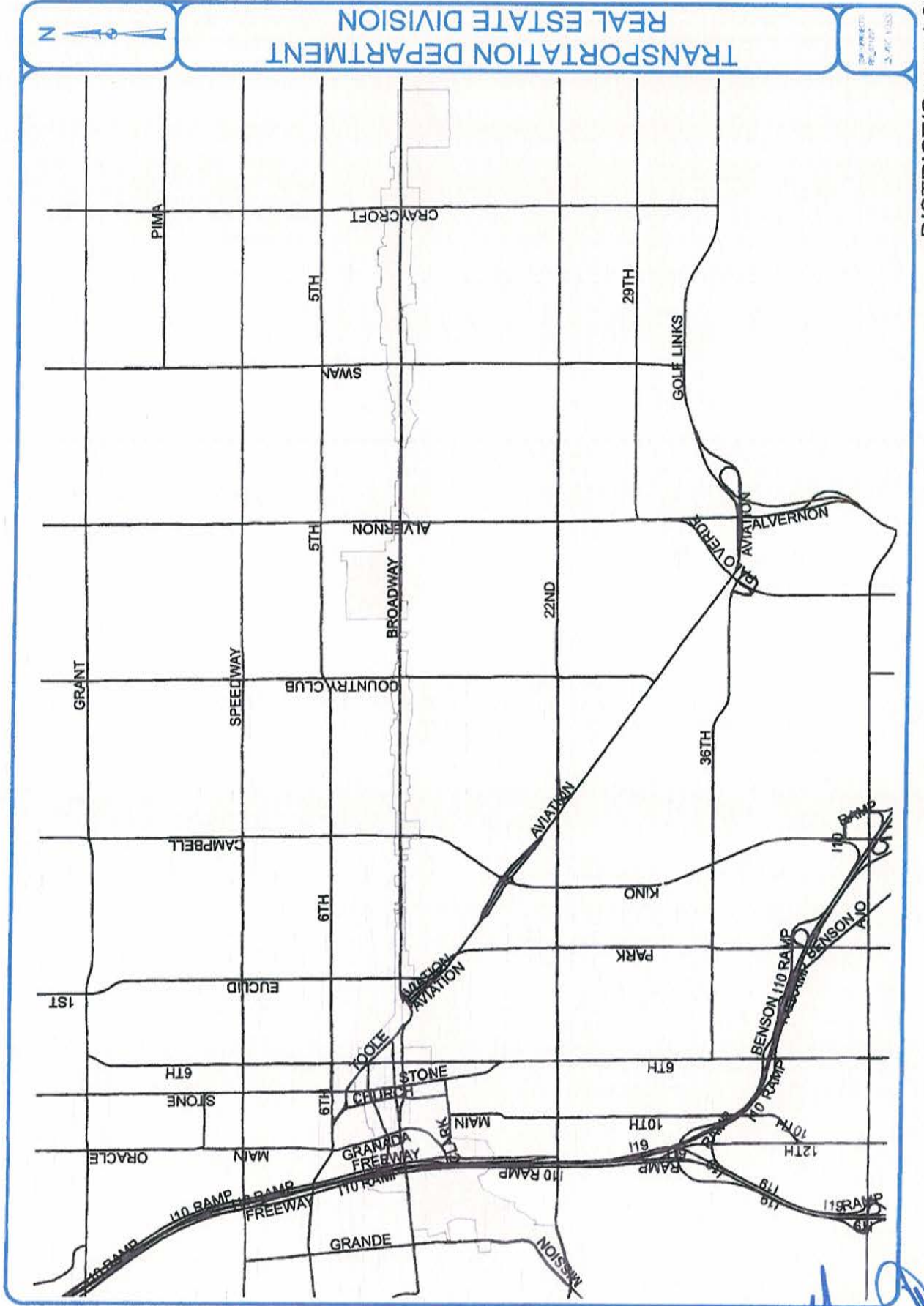
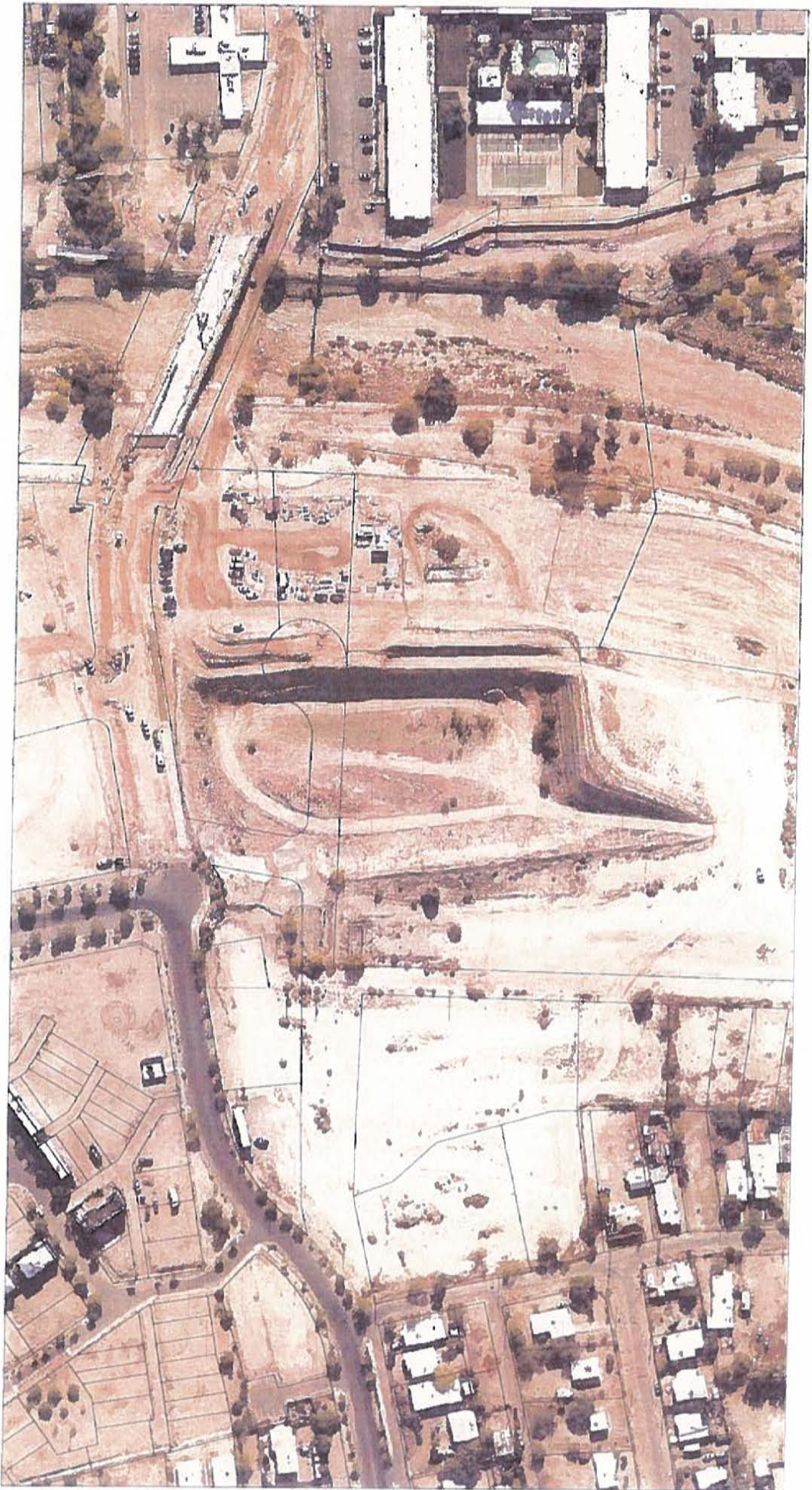


Exhibit 2

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Exhibit 3

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12 10

Exhibit 4

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11/11

CITY OF TUCSON
EXTENDED OCCUPANCY AGREEMENT

The City of Tucson, a municipal corporation, hereinafter referred to as LESSOR, authorizes US Parking Systems, Inc., an Arizona corporation, hereinafter referred to as LESSEE, to occupy the Subject Property located at the Northeast Corner of Council Street and North Church Avenue, known as Parcel 10-567 by the Arizona Department of Transportation records, and including Pima County Tax ID #'s 117-10-0720, 0730, and 0740.

THIS AGREEMENT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. Term of the Agreement
That the term of this Agreement shall continue for a period of one month, commencing February 1, 2004 through February 29, 2004 and each successive month thereafter. Either party may terminate this Extended Occupancy Agreement by sending a written notice of such action at least thirty (30) days prior to the intended effective date of cancellation. However, LESSOR may only effect termination under this Section of the Agreement in the event LESSOR has definite and immediate plans to construct either a structured parking garage facility, or a mixed-use commercial and/or residential project on the property;
2. Rental Rate
That the rental is established at \$1,395.00 per month, plus all applicable governmental use taxes currently estimated at \$27.90 (or 2% of the monthly total) for a total monthly payment of \$1,422.90. The rent will become due and payable commencing February 1, 2004 and all subsequent payments are due and payable monthly, in advance, on the first day of each successive calendar month thereafter, and will be by check or cashier's check payable to the City of Tucson and mailed or delivered to LESSOR. This rental rate is subject to an increase of 3% (three percent) on the annual anniversary date of the lease (February 1). LESSOR agrees to notify LESSEE in writing by certified mail thirty (30) days prior to the effective date of any adjustment in the rental rate. Upon termination, LESSOR will refund without interest, the unused portion of any prepaid rent. Prorated rents are calculated on a 30-day basis. LESSEE shall be in default under this Agreement if rent is not paid by the seventh day of the month;
3. Use of Subject Property
That the Subject Property is for the sole use of LESSEE, and shall only be used for the purpose of a surface parking lot. LESSEE shall make no alteration, addition or improvement or demolition without first obtaining written permission from the LESSOR. LESSEE also agrees to use Subject Property without creating or causing to be created, nuisances or hazards to the public health or safety and also not to use or permit any use of Subject Property for any illegal or immoral purposes and to comply with all State laws or local ordinances concerning Subject Property and the use thereof. LESSEE agrees that use of Subject Property shall be conducted in such manner so as to insure the quiet enjoyment of the neighboring properties;
4. Improvements to Subject Property
That if LESSEE desires to construct improvements on the Subject Property, LESSEE shall first submit a request in writing to LESSOR. LESSEE must have written permission from LESSOR prior to the start of any construction. All construction approved by LESSOR must be completed by a licensed and bonded contractor. On or before termination of this Extended Occupancy Agreement, LESSEE at LESSEE's expense, shall remove any and all improvements placed on the parcel by LESSEE. If removal of improvements impairs the

- security or structural integrity of the Subject Property, LESSEE, at LESSEE's expense, shall be responsible for replacing or repairing any damage caused by such removal prior to termination of this Agreement. Should it be the LESSEE's desire to allow improvements to remain on the leased Subject Property and the LESSOR does not object to improvements remaining on the leased Subject Property, the improvements shall become the sole and separate property of the LESSOR at no cost to LESSOR;
5. Repairs to Subject Property – NA – No buildings.
6. Maintenance of Subject Property
That LESSEE will keep Subject Property in a neat, clean and orderly condition at all times during occupancy, including the watering, weeding and trimming of shrubs, trees, lawns, planters, and other landscaped areas; will not permit debris to accumulate at any time; and will not commit to, suffer or permit any waste of Subject Property or any acts to be committed in violation of any laws or ordinances;
7. Mechanics Liens
That LESSEE shall keep the Subject Property free from any liens arising from work performed, materials furnished or obligations incurred by LESSEE and shall indemnify, hold harmless and defend LESSOR from any liens and encumbrances or legal liability arising from any work performed or materials furnished by or at the direction of LESSEE. Upon completion of any approved construction activity, copies of signed lien waivers shall be supplied to LESSOR by LESSEE;
8. Untenantable Subject Property Due to Damage
That in the event the Subject Property is partially damaged or totally destroyed by flood, accident or acts of God, or deemed to be dangerous or uninhabitable by a qualified governmental agency, the LESSOR shall have the option to repair/restore Subject Property or terminate this Agreement by delivering written Notice of Immediate Termination to LESSEE. If this Agreement is terminated, LESSEE shall be entitled to the proration of the unused monthly rent. If any portion of the Subject Property is rendered untenantable by damage, LESSOR shall reduce the rental rate proportionately until repairs have been completed, and should LESSOR decide to effect such repairs, all repairs will be completed in a timely manner;
9. Right of Entry by LESSOR
That LESSEE acknowledges the LESSOR's needs and requirements may necessitate surveys, engineering studies, or safety inspections to be made from time to time. Therefore LESSOR specifically reserve a right of entry to the occupied Subject Property, provided LESSEE is given 48 hours advance notice, and all inspections occur during LESSEE's normal business hours, for such purposes as shall be required by LESSOR;
10. Inspections by LESSOR
That LESSOR reserves the right to inspect the Subject Property periodically during LESSEE's normal business hours to determine the general condition and upkeep of the Subject Property. LESSOR will give LESSEE not less than a two-day notice of such inspection. LESSEE will not unreasonably withhold permission for such inspection. In the event of an emergency, LESSOR may enter the Subject Property without notice solely to deal with an emergency;
11. Liability of LESSOR
That this Agreement is made upon the express condition that LESSOR does not protect or insure against loss of personal property or improvements owned by LESSEE. LESSEE waives the right to claim damages from LESSOR for any damage resulting to Subject Property in the event damaged or destroyed by fire or any other cause which is not the direct result of gross negligence of LESSOR. Further, LESSEE shall indemnify, defend,

and hold harmless LESSOR, or any of its departments, agencies, boards, commissions, agents, or employees from all costs and damages to any person arising out of any injuries or losses caused by LESSEE, its agents or employees, licensees or invitees willful or negligent act during occupancy of the Subject Property;

12. Insurance

- a. LESSEE agrees to obtain insurance coverage of the types and amounts required in this section and keep such insurance coverage in force throughout the life of this contract. LESSEE will provide satisfactory certificates of the required coverage to LESSOR. All policies will contain an endorsement providing that written notice be given to the City at least ten (10) calendar days prior to termination, cancellation, or reduction in coverage in any policy.
- b. The Comprehensive General Liability Insurance policy will include the City as additionally insured with respect to liability arising out of the performance of this Contract. LESSEE agrees that the insurance required hereunder would be primary and that any insurance carried by the City will be excess and not contributing.
- c. Provide and maintain commercial general liability insurance with minimum insurance limits as follows:

Coverage Afforded	Limits of Liability
Workman's Compensation	Statute
Employer's Liability	\$300,000 per occurrence
Comprehensive General Liability Insurance, including	\$1,000,000 Bodily Injury
1. Products & Completed Operations	Combines Single Limit
2. Blanket Contractual	\$100,000 Property Damage

13. Utilities

That all utilities including but not limited to electric, water, gas, trash collection, telephone and television and computer cable shall be in the name of and paid by LESSEE;

14. Prior Leases & Agreements

That in the event there is any prior or existing lease or rental agreement covering the Subject Property, this Agreement shall cancel and terminate prior lease or rental agreement as of the effective date of this Agreement;

15. Assignment of Agreement by LESSEE

That LESSEE shall not assign his/her interest herein. LESSEE shall not sublease the aforesaid Subject Property or permit the same to be used by an entity, person or firm;

15a. Subject Property Residents- NA - No buildings.

16. Nondiscrimination Regulations

That the LESSEE shall use the Subject Property in compliance with all the nondiscrimination provisions found in Chapter 17 of the Tucson Code. Also, LESSEE shall use the Subject Property in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination of Federally-assisted programs of the Department of Transportation and as the Regulations may be amended. In the event of breach of any of the above nondiscrimination covenants, LESSOR shall have the right to terminate this Agreement and to re-enter and repossess the land and dwelling thereon, and hold the same as if Agreement had never been made or issued;

17. Default by LESSEE

In the event of default of by LESSEE, LESSOR shall have all remedies as provided by law. Unless otherwise provided by statute, LESSOR or LESSEE will pay to the prevailing

party, court costs and attorney's fees in a reasonable sum in any legal action brought forth;

18. Return of Subject Property to LESSOR

That upon vacating, LESSEE agrees to leave the Subject Property in as good a condition or better than existed on the first day of occupancy, allowing for ordinary and normal usage during occupancy, and to reimburse LESSOR for any damage done to Subject Property caused by LESSEE's occupation or tenancy, other than due to normal use. Nothing herein shall be deemed a waiver of any rights to LESSOR to demand and obtain possession of Subject Property in accordance with the law in the event of a violation on part of LESSEE of any of the terms or conditions hereof;

19. Addenda

That any addenda to this Agreement are by this reference made a part hereof as though fully set forth herein;

20. Environmental Waste Indemnification by LESSEE

That LESSEE shall indemnify and hold harmless LESSOR, its employees, and agents from and against any and all loss, damage, and expense (including, but not limited to, reasonable investigation, legal fees, and expenses) including, but not limited to, any claim or action for injury, liability, or damage to persons or Subject Property, and any and all claims or actions brought by any person, firm governmental body, or other entity, alleging or resulting from or arising from or in connection with contamination of, or adverse effects on the environment, or violation of any Environmental Law or other statute, ordinance, rule, regulation, judgment, or order of any government or judicial entity, and from and against any damages, liabilities, costs and penalties assessed as a result of any activity or operation on the leased area during the term of this Agreement caused by Lessee. LESSEE's obligations and liabilities under this paragraph shall continue so long as LESSOR bears any liability or responsibility under the Environmental Laws for any action that occurred on the leased area during the term of this Agreement. LESSEE's failure to abide by the terms of this paragraph shall be restrainable by injunction;

21. Addresses of LESSOR and LESSEE

That any notices to or demand upon either party hereto by the other pursuant to this Extended Occupancy Agreement shall be in writing and shall be delivered in person to the other party or forwarded by registered mail, postage prepaid, addressed as follows:

To LESSOR at: Rio Nuevo Office
52 West Congress
Tucson, AZ 85701

To LESSEE at: 2836 E Shuman Rd
Phoenix AZ 85016

With Copy to: City of Tucson
Real Estate Division
P.O. Box 27210
Tucson, AZ 85726-7210

or elsewhere, as either party may from time to time designate by written notice to the other.

Dated this 30 day of January, 2004.

By: Liam Wood
As: Pres. U.S. Parking System

s:updi/warehouse district lease w COT - 10-567 doc

4 Handwritten signature

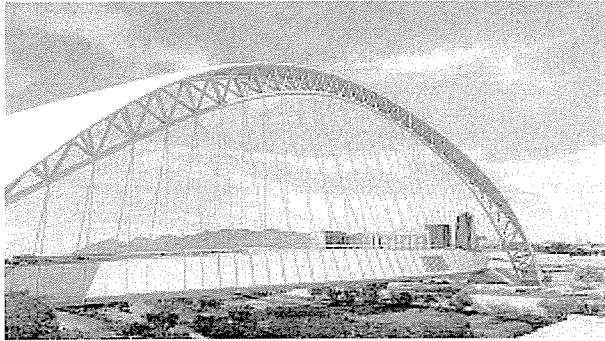
For: LESSEE

Accepted this 1st day of April, 2004.

By: [Signature]
As: John Updike
For: Real Estate Administrator
City of Tucson (LESSOR)

Approved as to form
January 10, 2004
[Signature]
Tobin Rosen Michael Rankin
Principal Asst. City Attorney

\$77 million spent on Rio Nuevo, and here is what we have so far...



JULY 27, 2008 12:00 AM • BY ROB O'DELL ARIZONA DAILY STAR

In the nine years since voters approved the Rio Nuevo Downtown redevelopment district, the city has taken in — and spent — more than \$77 million in taxpayer money.

That almost matches the \$80 million voters were told to expect the city to put toward an array of museums, a re-creation of Tucson's birthplace and a Downtown hotel.

But with that much money spent — and just \$28,000 in the bank as of June 1 — none of those jewels of the Rio Nuevo plan is even close to starting construction.

Instead, the money has gone to restore two old movie theaters, re-create a small piece of the adobe Presidio Wall, build infrastructure for a new Downtown subdivision and plan how to spend even more money.

Fortunately for Rio Nuevo, in 2006 City Manager Mike Hein was able to get the Legislature to extend the life of the tax increment financing district from 10 to 22 years and up its anticipated haul to \$600 million.

Over the years, as Rio Nuevo's slow progress came under fire from frustrated citizens, city officials were careful to avoid saying specifically how much money the special taxing district had brought in, and where it went.

But in the first public audit of Rio Nuevo, a series of Arizona Daily Star public-records requests was able to pin down those financial details — although it was not information the city gave up easily, as many of the records were incomplete, unorganized and lacking in detail.

The city's lack of progress hasn't gone unnoticed in the Legislature, which is poised to pull the redevelopment district's funding next session to fill expected holes in the state's budget.

"That's definitely possible," said Tucson Republican Rep. Jonathan Paton, who said efforts this year were blocked by Senate President Tim Bee of Tucson, now running for Congress. "I heard it mentioned this session, but they couldn't do it because of Tim Bee. They hate these special taxing districts."

The news that Rio Nuevo has spent \$77 million caught even those who have watched the project closely by surprise.

"I'm flabbergasted," said Republican businessman and Downtown landowner Bruce Ash. "It's incredible they have blown through this money and there's nothing to show for it. Usually I'm not at a loss for words, and I am at a loss for words. It's shocking."

Commercial real estate broker Mike Ebert said disbelief was his first reaction when hearing Rio Nuevo's price tag.

"Where is it, what did (the city) do?" he said. "I have no idea what they spent that money on."

But Mayor Bob Walkup, the city official whose legacy is most closely linked with the project as voters elected him mayor the same year they approved the district, said the money has been wisely spent.

"A lot is going on, and it's all positive," Walkup said. "Everybody is waiting on the arena and convention center hotel. The private sector really wants to see these under way. They are right around the corner."

The \$77 million has accomplished some things. More than \$11.5 million went to refurbish the Fox Theatre, which is open and hosting shows and movies. Nearly \$4.3 million went to re-create a portion of the 18th-century Presidio Wall, which encircled and protected the Spanish fort of Tucson.

Several public/private partnerships have also been done, or appear to be on track. The Rialto Theatre, a former movie house transformed into one of the area's most active concert venues, got \$2.3 million. Another \$5.5 million went to the Mercado commercial and housing project going up on the West Side, and \$735,000 went to refurbish the Martin Luther King Jr. housing project.

But Eric Abrams, a local developer and active Democrat, said that's not much to show for 10 years.

"A movie theater that's not open much, a fake wall and a bunch of plans that are never going to happen is not much for \$77 million," Abrams said.

Sunny rhetoric amid dark clouds

Walkup is not alone in his optimism. Many city officials, including Hein, Rio Nuevo Director Greg Shelko and some City Council members still say progress is right around the corner.

That case gets harder to make, however, when several of Rio Nuevo's highest profile projects still have no construction timetable after undergoing years of public planning and evolution.

- The arena, proposed as an \$80 million public/private partnership by Walkup five years ago, grew into a \$200 million city undertaking before shrinking back to the \$100 million range. And depending on how the re-creation of Tucson's birthplace and the convention hotel are financed, there may not be enough money to build it.

- The science center started out as a modest replacement for the Flandrau Planetarium, ballooned into a \$350 million Rainbow Bridge, then shrank back down to a \$130 million

project. But even at that price it's still in doubt because the city and UA can't agree on how to split the funding, even after spending a combined \$15.5 million on planning.

Getting the records

Financial records for Rio Nuevo can be difficult to get, and to decipher.

The city's response to the Star's first request was to lump Rio Nuevo revenue and spending in with debt service and revenue from the nearly 40-year-old Tucson Convention Center, with little way to tell which was which.

A subsequent request identified spending on each project, but not specifically what the money went for.

A series of additional requests produced illegible and incomplete documents and money accounted for in illogical categories that made it hard to track. For example:

- A \$1.4 million repayment by the Fox Theatre was put under the miscellaneous category, and no one in the city's Rio Nuevo, budget or accounting offices could say what the miscellaneous revenues were until pushed by the Star to figure it out.
- The price tag of a new Downtown arena was listed at \$52,000, even though the city had already spent \$1.5 million on planning, consultants and minimal infrastructure work for the arena and adjacent civic plaza.
- Much of the \$10.47 million the city spent on contractual services since 2000 cannot be broken down by project, a problem Interim Finance Director David Cormier said the city is working to fix. He said the data should have been listed by project from the start, but wasn't.
- Because of the way files are kept, details about spending before 2005 are available only if you already know what you're looking for. Backup receipts for spending since then are on microfiche, and copies provided to the Star were nearly illegible.

Deputy City Manager Mike Letcher said the city followed all proper accounting practices and got the required signatures for each expenditure. "We can get the information folks need," Letcher said. "The question is putting it in a format that's easily understandable."

Rio Nuevo Director Greg Shelko said whenever an expense occurred, someone at the city always knew what it was for. It's just that someone from the outside — like the Star — has a hard time comprehending the data and getting detailed information. He said the receipts are there even if they aren't easy to find.

Ash, the Republican businessman, said he has been requesting an accounting for Rio Nuevo for years and has heard nothing.

"Who was watching this; how does this happen?" Ash said. "It's someone else's money. It's an open checkbook, and they don't want the public to see because there's nothing to show for it."

Progress hype

Criticism of Rio Nuevo's snail's pace is nothing new.

The district originally had a 10-year limit on its ability to claim an extra share of state sales taxes. To maximize revenues by waiting for the economy to improve, and buy time to replan what should be built, the city didn't start collecting the tax until 2003.

By then, with impatient citizens clamoring, Walkup called for approval of a \$100 million University of Arizona science center as "the cornerstone project for Rio Nuevo; this is where we really get things going."

Over the next three years, the project morphed into a \$350 million "Rainbow Bridge" across Interstate 10 that Tucson architect and activist Jody Gibbs called "one of the dumbest projects or suggestions in the history of the city."

Gibbs said the project came to symbolize what a "gigantic boondoggle" Rio Nuevo had become.

Despite the false starts, city officials said they hope the public hasn't given up hope.

"We need to get the public to share our belief that yes, it is happening," Councilwoman Nina Trasoff said. "We built the foundation for Rio Nuevo. Not literally, but figuratively we have established the footings for Rio Nuevo with that \$77 million."

But City Hall watcher Gerald Juliani said Rio Nuevo has been about "lots of ambitious talk and no action on almost anything." He says the city has spent "like a drunken sailor" to the tune of more than \$7 million a year, and "they don't have much to show for it."

"It's always just around the corner," Juliani said. "Rio Nuevo has been a bonanza for consultants. There's no bricks and mortar for people to see."

Hein said he understands the public anger, adding the city has consistently "overpromised and underdelivered" by giving overly ambitious timelines and hyping projects that were never going to happen.

But he contends that Rio Nuevo didn't really start in 1999, because there wasn't enough money to build all the projects. Progress should be judged from June 2006, when the Legislature approved the \$600 million, he said.

Although the city has spent the money as it came in thus far, officials are now moving to quickly to sell bonds that would be repaid with future Rio Nuevo taxes, obligating the money before the Legislature can take it back.

Paton said any progress is helpful, but warned the die may have already been cast as far as losing the money is concerned.

"It could help," Paton said. "But it's getting to the point where it's a day late and a dollar short."

STATUS OF RIO NUEVO PROJECTS

Don Bourn's The Post

Project type: Private, with public help

Original concept: The city bought the Downtown block that included a more than 100-year-old storefront built by pioneer rancher George Pusch from the federal government for \$1 in 2003, planning to demolish the Pusch building and other structures on the block. Developer Don Bourn won a competitive process to buy the site for \$100 and develop it.

What happened: After originally saying it would try to save the Pusch building, the city quickly tore it down in August 2004 over protests from community members, who unsuccessfully sought an injunction to stop the demolition. Bourn changed his plans numerous times over the next three years, proposing a 14-story tower, then changing his project back to his original five-story design, then proposing "condotel" units and then quickly killing that proposal. Bourn said construction would start in April 2007 and then later said July 2007. He told the City Council in March that he would begin construction by May 2008.

Status: Failed unless Bourn can start construction soon. He said he will start any day now, but has said that for years.

Taxpayer bill: \$690,836. More than \$500,000 went toward tearing down the Pusch building and cleaning up the debris.

Downtown Arena

Project type: Public

Original concept: The original plan submitted to voters in 1999 for Rio Nuevo didn't include an arena. It was added in 2003 at the behest of Mayor Bob Walkup. The City Council voted 4-3 in early 2004 to solicit developers to submit proposals to build an arena on the southeast corner of West Congress Street at Interstate 10.

What happened: The City Council selected a Texas-based developer who proposed an arena shaped like the shell of a desert tortoise. While discussing a separate Downtown project in the area, the council unexpectedly voted unanimously to back a \$130 million, 12,500-seat arena shaped like a tortoise in April 2007. In April 2008, the Arizona Daily Star uncovered new cost estimates that pushed the price tag to nearly \$200 million. The council quickly abandoned that plan and is seeking to build a smaller 10,000- or 11,000-seat arena.

Status: In flux. Could still go either way. The city will solicit proposals from at least four arena developers in the coming months.

Taxpayer bill: \$1.45 million for studies and concept plans, including studies on whether to just upgrade the Tucson Convention Center.

UA Science Center

Project type: Public

Original concept: A nearly \$100 million science center to replace the current Flandrau Center on the University of Arizona campus was approved by the Arizona Board of

Regents and the City Council in 2003. The council committed \$20 million, and the university was to pay much of the estimated \$73 million construction cost.

What happened: The idea somehow ballooned into a \$350 million "Rainbow Bridge" that would span Interstate 10 and the Santa Cruz River and hold exhibit space on the bridge. UA officials hired a highly touted New York architect known for cost overruns and were adamant the city pay the entire cost, which didn't sit well with taxpayers. The city finally said no to the Rainbow Bridge. A \$100 million science center combined with a \$30 million Arizona State Museum is now planned.

Status: In flux and could go either way. The UA wants the city to pay the full cost upfront. The city is willing to cover the full cost, but not in advance. It wants staggered payments.

Taxpayer bill: \$15.56 million. Includes \$4.86 million from Rio Nuevo and \$10.7 million from the University of Arizona.

Santa Rita Hotel

Project type: Private

Original concept: A \$40 million complex proposed in 2004 consisted of a high-end, 66-room boutique hotel, 148 condos, 15,000 square feet of retail and restaurant space, and elevated parking.

What happened: Developers Michael Teufel of Pathway Developments and Humberto S. Lopez of HSL Properties decided to quickly move the highly regarded Downtown restaurant Cafe Poca Cosa to make way for the revitalization of the hotel. Cafe Poca Cosa was given a city subsidy in order to keep the business Downtown. The Santa Rita got bogged down with negotiations with the city because developers didn't want to take responsibility for a public alleyway on the site, but wanted to build over the top of it.

Status: Failed. Teufel walked away from the project in mid-2007 and defaulted on about \$6.5 million in loans and is facing the possibility of losing control of his businesses. Lopez said he now wants to build a 160-room, first-class hotel with a spa, a bar and a music venue. The hotel is vacant and unused except for parking.

Taxpayer bill: \$556,000, including \$500,000 in improvements at Cafe Poca Cosa's new location, and \$56,000 in free rent. Paid out of budget for Pennington Street parking garage.

West Side Convento and Museums

Project Type: Public

Original concept: The re-creation of the San Agustín Mission on the West Side was the signature project approved by voters in 1999. Along with several museums, the project would rebuild the cultural birthplace of Tucson, which had been made into a landfill. It would include pit houses from an ancestral Hohokam village, the Carrillo House and features of the mission, which had the first buildings in modern Tucson. The Arizona Historical Society and Tucson Children's Museum are also planned nearby.

What happened: The city has spent millions in environmental remediation for cleaning up the landfill site in order to get the West Side project ready for development. The City

Council voted unanimously to spend nearly \$54 million to re-create the convento and mission gardens along with roads, landfill remediation, a bridge over the Santa Cruz River, and design and construction management.

Status: Likely to happen, but unpredictable when or exactly what. Plans for a parking garage, cultural plaza and convento are nearly done, and construction could start in months if the council votes to move forward.

Taxpayer bill: \$21.68 million. Money went to cleaning up the landfill, buying property, and infrastructure and design work.

MLK Revitalization

Project Type: Public-private partnership

Original concept: The city wanted to sell the 39-year-old public housing project, but then developed a public-private partnership for retail and housing in the MLK building, along with a new public housing project nearby.

What happened: The city's Community Services Department changed course in mid-2006 and was pushing to demolish the building and replace it with a four-story public housing project, preventing any retail or market-rate housing there. After a Star story about the change and the fact that the city was misusing nearly \$1 million in Rio Nuevo funding that was supposed to go to a public plaza on the site, the city switched back to the public-private partnership idea and sold the property to Portland, Ore., developer Williams & Dame Development.

Status: Making good progress. Williams & Dame Development is turning the housing project into rentals and building retail along Congress Street for the project called One North Fifth.

Taxpayer bill: \$735,327 in Rio Nuevo funds. Plans also call for Rio Nuevo to spend \$1 million for a public plaza there, \$1 million for street improvements and \$5 million for a parking garage beneath the site.

Multipurpose Facilities District Special Election
Distrito de Instalaciones de Finalidad Múltiple Elección Especial

PROPOSITION/ PROPUESTA 400

Shall the Rio Nuevo Multipurpose Facilities District be authorized to receive and use a portion of the incremental state transaction privilege (sales) tax revenues derived from the Rio Nuevo Site, from time to time, as permitted by law, for the purposes of the Project?

PROPOSITION/ PROPUESTA 400

☐ YES/SI
☐ NO

Ballot Format

Frequently Asked Questions

Q: Why is this issue on the ballot on November 2, 1999?

A: The State Legislature recently passed amendments to existing laws that allow Tucson to keep a portion of increases in State sales tax money generated within a specified area, and use that money to help fund projects within that area. The citizens of Tucson and at least one other partner City must approve of this concept through an election on or before November 2, 1999.

Q: How will this affect my taxes?

A: This proposal is NOT a new tax. It does NOT increase sales taxes or property taxes within Pima County. Neither the local sales tax rate nor the state sales tax rate within Pima County would be changed.

Q: Who will control the money collected?

A: Expenditure of money collected will be disbursed and managed by the Rio Nuevo Multipurpose Facilities District Board. The Board is legally-bound by administrative rules and intergovernmental agreements with all three participating municipalities.

Q: How is the "District" Board comprised?

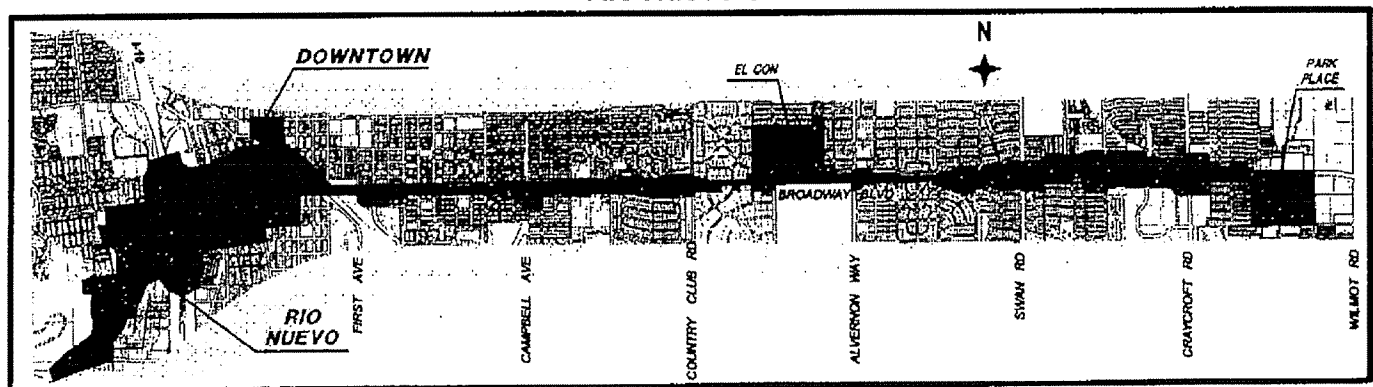
A: The District Board is comprised of six local officials, two each appointed by the Mayors and Councils of Tucson, South Tucson and Sahuarita. The Board reports to all partner cities but is primarily responsible to the City of Tucson Mayor and Council.

Q: What happens if I vote FOR or AGAINST Prop 400?

A: A "YES" vote authorizes the Rio Nuevo Multipurpose Facilities District to receive and dedicate a portion of future State sales tax dollars generated within the Rio Nuevo Site.

A "NO" vote will mean all future State sales tax dollars will continue to go to and stay with the State legislature in Phoenix to be used on any approved State legislative priority.

The Rio Nuevo Multipurpose Facilities District
Rio Nuevo Site



PROPOSITION 400: THE RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT

The Rio Nuevo Multipurpose Facilities District (the "District") is a special district for multipurpose facilities that has been formed by the Cities of Tucson and South Tucson and the Town of Sahuarita.

Summary

The Rio Nuevo Project is a planned multi-faceted development project, including cultural and recreational amenities and improvements, unique historic re-creations, new and expanded museums, and mixed-use developments. The multi-purpose facilities district Project Site includes the existing Tucson Convention Center arena, a necessary component of the project. The 10-year Project is estimated to cost \$320 million. Approximately \$60 million of this cost will come from a portion of future increases in State sales taxes generated within the Project Site. To qualify for this State funding, the City of Tucson is required to match this \$60 million investment. Tucson City business privilege ("sales") taxes generated within the Rio Nuevo Site and other available funds are expected to be used for the City's match. **This is not a new tax or a tax increase. This will not affect property taxes.** The voters of the City of Tucson will be asked to vote on the following question:

"Shall the Rio Nuevo Multipurpose Facilities District be authorized to receive and use a portion of the incremental state transaction privilege (sales) tax revenues derived from the Rio Nuevo Site, from time to time, as permitted by law, for the purposes of the Project?"

A "YES" vote authorizes the Rio Nuevo Multipurpose Facilities District to receive and dedicate a portion of future State sales tax dollars generated within the Rio Nuevo Site.

A "NO" vote will mean all future State sales tax dollars will continue to go to and stay with the State legislature in Phoenix to be used on any approved State legislative priority.

Should Tucson's voters authorize the District to use certain future state sales tax revenues to support the Project, the actual use of such state sales tax revenues will be dependent upon the District's Board of Directors' future approval of certain contracts associated with the construction, development and operation and maintenance of the Project and the District and the City concluding that the plan for financing the construction and operation of the Project is adequate.

Description of the Rio Nuevo Project

The Rio Nuevo Project is planned to be a multi-faceted development project, including cultural and recreational amenities and improvements, unique historic re-creations, new and expanded museums, and mixed-use developments. The Rio Nuevo Project is located in or near downtown Tucson and includes the area at the base of "A" Mountain known as Rio Nuevo. A master plan has been prepared for the Project and is provided herein. The Project will be developed by both the public and private sectors in multiple phases over a 10-year period. The master plan is subject to modification and further refinement, particularly for those portions of the Project that will be developed during later phases. The primary components of the Project are:

- **Historical:** The Rio Nuevo Project will re-create the Mission San Agustín Cultural Center & Settlement Area. Located at the base of "A" Mountain and first inhabited during the Archaic Period (1000 BCE), this area includes the Convento, a chapel, a granary and the Carrillo House. To the west are Mission Gardens and Solomon Warner's Mill. Calle de la Mision River (sic), the first European road constructed in Tucson, will again be established to connect the two sides of the river. It will also include a historically accurate

acequia, or irrigation canal. Across the Santa Cruz River in downtown, the Tucson Presidio Historic Park, located at the corner of Church and Washington Streets, will display and interpret portions of Tucson's original Presidio wall, which dates from 1775.

- **Cultural / Retail / Mixed-Use:** Plans for Rio Nuevo include a mixture of carefully designed new construction. The area just south of Congress Street and west of the Santa Cruz River will provide opportunities for mixed-use space, a community plaza and natural open space, and a museum complex. For the area east of Interstate 10, plans include an International Visitors & Trade Center, the Sonoran Sea Aquarium, a new hotel, and an IMAX theater. All new development will reflect the historic and cultural foundation established for the project. In addition, several historic buildings in downtown Tucson will be improved, including the Carnegie Library building that now houses the Tucson Children's Museum, the Tucson Museum of Art's La Casa Cordova (Tucson's oldest surviving structure), and the historic C. O. Brown House, now home to El Centro Cultural.
- **Environmental:** Significant enhancements will be made to the Santa Cruz River, including revegetation and improved recreational pathways. Improved parking, pedestrian amenities and bike pathways will be made, including new linkages under I-10 and over the Santa Cruz River. Rancho Chuk-Shon, a 15 acre site immediately south of Mission Gardens, will be re-created to reflect both the natural environment and cultural legacy of Tucson's early inhabitants. Emphasizing the balance between man and environment, Rancho Chuk-Shon will use natural materials for construction and provide amenities such as a cultural education center for families, horse facilities and trails along the Santa Cruz, a charro ring and creative play equipment for children. Open-air mercados will provide space for Native Americans and other local artisans to display their unique crafts.

Cost of the Rio Nuevo Project

The estimated total cost for the public and private portions of the Project is \$320 million. The publicly financed portions of the Project will consist primarily of the Mission San Agustín Cultural Center and area, the International Visitors and Trade Center, and infrastructure and supporting facilities associated with or related to the Project. Of the \$320 million total cost, approximately \$60 million is attributable to the City of Tucson, including \$24 million for the above project elements. Tucson City business privilege ("sales") taxes generated within the Rio Nuevo Site are expected to be used for the City's portion of the Project. Of the \$320 million total cost, \$60 million will be raised from 50% of the incremental growth in state transaction privilege ("sales") tax generated within the Rio Nuevo Site, currently imposed at a rate of 5%, during the project period. "A portion of incremental state transaction privilege (sales) tax revenues" means 50% of the state sales tax collected on the future increase in taxable business activities within the boundaries of the Project Site over the project timeframe. (See the Project Site map herein regarding the Rio Nuevo Site boundaries. A large scale map of the Rio Nuevo Site and its boundaries can be obtained from the office of the Tucson City Clerk, 255 West Alameda Street, Tucson, Arizona.)

Most of the Project's maintenance and operational costs are expected to be paid, either directly or indirectly, by the tenants, owners, and/or operators of the specific Project elements (e.g. museums, retail, etc). Costs for operation and maintenance of publicly owned and/or operated projects, such as the International Visitors and Trade Center, will be born by the City and other tenants. The anticipated operating costs for such facilities are expected to be paid from the future collection of Tucson City "sales" and bed taxes generated within the Rio Nuevo Project and from other funds available to the City. Based upon current estimates, the average annual amount of future City "sales" and bed tax revenues which are expected to be received by the City for the proposed improvements within the Project is \$2 million per year.

Specific Project Elements Included in the Rio Nuevo Master Plan

It is estimated that the revenue stream provided by the \$60 million in future increases in State sales taxes generated within the Project Site, together with the City's \$60 million match, will provide sufficient capacity to fund through bonding at least \$80 million in Project-related activities. Specific Project Elements in the approved Rio Nuevo Master Plan include*:

Specific Project Elements:	Estimated Cost to District
➤ Development of Mission San Agustin Cultural Center <ul style="list-style-type: none"> ▪ Convento Settlement Area & Carrillo House ▪ Granary, Mission Gardens, Warner's Mill, Acequia 	\$4,000,000 \$5,500,000
➤ Completion of Rio Nuevo preparatory site improvements <ul style="list-style-type: none"> ▪ Floodplain mitigation ▪ Archaeological investigation & resource management ▪ Site prep, impact analysis, standard pre-development costs 	\$2,000,000 \$2,100,000 \$2,000,000
➤ Enhancements to multi-modal linkages and crossings <ul style="list-style-type: none"> ▪ Mission Lane Crossing under I-10, bridge over Santa Cruz ▪ Clark/Granada bridge over Santa Cruz ▪ Other multi-modal enhancements 	\$2,400,000 \$2,600,000 \$1,000,000
➤ Construction of Sonoran Sea Aquarium	\$10,000,000 ¹
➤ Construction of the International Visitor's and Trade Center	\$2,500,000
➤ Construction of new convention hotel	\$8,000,000 ²
➤ Construction of mixed-use residential/commercial developments	\$2,000,000
➤ Development of multi-cultural facilities within Rio Nuevo	\$700,000
➤ Enhancements to the Children's Museum	\$300,000
➤ Construction of new museums within Rio Nuevo <ul style="list-style-type: none"> ▪ Arizona Historical Society ▪ Universe of Discovery & Others 	\$12,000,000 ³ \$10,000,000
➤ Completion of Santa Cruz River restoration project (in collaboration with Pima County)	\$3,000,000
➤ Construction of Presidio Historic Park	\$3,000,000
➤ Restoration of Fox Theatre	\$4,200,000 ⁴
➤ Enhancements to Tucson Museum of Art, El Centro Cultural & others	\$2,000,000 ⁵
TOTAL:	\$79,300,000

* Should Tucson's voters authorize the District to use certain future state sales tax revenues to support the Project, the actual use of such state sales tax revenues will be dependent upon the District's Board of Directors' future approval of certain contracts associated with the construction, development and operation and maintenance of the Project and the District and the City concluding that the plan for financing the construction and operation of the Project is adequate.

¹ Estimated total project cost is \$32,000,000.

² Estimated District costs for possible construction of public areas, parking or other public improvements.

³ An ultimate 2-to-1 match is expected for this project, whose estimated total cost is \$12,000,000.

⁴ An ultimate 2-to-1 match (or better) is expected for this project, whose estimated total cost is \$4,200,000.

⁵ 2-to-1 matches are expected for these ventures, whose estimated total costs are \$2,000,000.

TUCSON CONVENTION CENTER

\$145 million Estimated Economic Impact (EEI)

With over 205,000 square feet of meeting space, the Tucson Convention Center has the size and flexibility to accommodate every type of meeting, convention, trade show, or banquet event you may be planning. The Tucson Convention Center offers the largest ballroom in Pima County! In addition to our meeting space the Tucson Convention Center has three modifiable show facilities which are appropriate for sporting events, ice shows, theatrical performances, and concerts.

Rio Nuevo Multipurpose Facilities District is investing \$6M dollars into the Tucson Convention Center (TCC) Arena. The goal of the project is to enhance the customer's overall experience, from the patrons to the performers. The community will see a noticeable difference at the TCC Arena once the project is complete. Project scope and budget will be approved by the Rio Nuevo Board and the City of Tucson will be notified of all improvements.

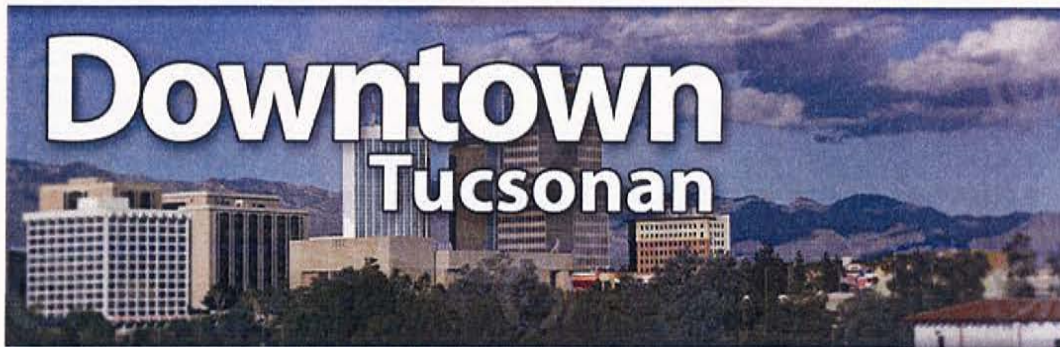
Renovations being considered range from restroom improvements, signage / wayfinding, cosmetic concession stand renovations, floor seats, lighting, ice floor improvements and bowl seats. A Design Standard will also be established for the TCC. If future renovations take place at the TCC, the Design Standard will guide material selections and assist the TCC in having a consistent image.

The design team will also be considering the maintenance and durability of selected materials considering the high volume of traffic in the Arena.

Rio Nuevo is working with the City of Tucson and the TCC end-users to understand and identify their needs. The end-users are just one of many stakeholders whose buy-in is vital to the success of the project. Construction will also need to be scheduled around the TCC event schedule.

Swaim Associates of Tucson, Arizona is the Architect for the project and will be coordinating the design team through construction.





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NEWS

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TCC ARENA WILL SEE MAJOR RENOVATIONS

by Teya Vitu

New life is being infused into the Tucson Arena at the Tucson Convention Center. The TCC is the centerpiece of the Rio Nuevo District, and now will have \$6.5 million in improvements – the largest renovation the Arena has seen since it opened in November 1971 with the Ice Capades and an Ike and Tina Turner concert.



A prior \$1 million project gave the Arena new seating in Section 100 in September 2012. That city-funded project was the largest dollar investment in the arena to date until these proposed improvements funded by the Rio Nuevo Multipurpose Facilities District.

Right now, officials are figuring out which Tucson Arena improvements can be carried out with the available funding. Rio Nuevo owns the TCC and Arena and the City is the tenant and manages the property.

A wish list of Arena “needs and repairs” was presented March 18 to the Rio Nuevo board. This includes seating, chairs, scoreboard, sound system, ceiling tiles and concrete floors, lights, restrooms, and concessions stands.

Cost estimates have not yet been included, but by April 15, dollar figures should be added to the line items so that the Rio Nuevo board can prioritize.

“Obviously, everyone is talking about the bathrooms, concessions and seats,” said Fletcher McCusker, who chairs the Rio Nuevo Board.

The goal would be to start work by late summer, said Elaine Weaver, lead planner in the City’s Architecture and Engineering Division.

The Arena is booked throughout the next year, so renovation work will have to be squeezed between events.

“I hope it’s done quick enough so people do notice,” McCusker said. “It needs to be a year project.”

The bathroom work would include new toilet partitions, mirrors, paint, lights and trash receptacles. Touchless toilet flushing, soap dispenser and paper towel dispensers would replace the manual equipment now in place, Weaver said.

“It needs to be a better fan experience,” McCusker said. “The bathrooms are disgraceful. The concession area is 40 years old.”

Weaver toured the TCC site last year, met with management and staff, and with City Councilmember Steve Kozachik. That led to the list of needs and repairs for the TCC and Arena.

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March 21, 2013

TCC Arena Will See Major Renovations

March 21, 2013

25 Tucson Restaurants to Participate in TMA’s CRUSH Wine • Food • Art Festival

March 15, 2013

Armory Park Apartments Will Get a New Glass Face: Call it The Herbert

March 14, 2013

Santa Cruz Valley Heritage Alliance Celebrates 10th Anniversary with Free Lecture Series

March 13, 2013

The DIY Crowd Will Want to Check Out the Builder’s Bazaar at Mercado San Agustin

March 12, 2013

Saint Patrick’s Day Festival & Parade Travel Information

March 12, 2013

Roasted Tea & Coffee Keeps Coming Up with New Drinks and Eats

March 9, 2013

Streetcar Construction Update for Week of March 11

Weaver joined the City seven months ago from WSM Architects, where she was the project architect for the new Tucson Police Department crime lab. Weaver is collaborating on the Tucson Arena with private sector architect Phillip Swaim, who has drawn concept designs for a new arena and also worked on the new UNS Energy headquarters.

The Arena renovations are a direct result of Rio Nuevo and the City settling three lawsuits in February that had mired any Rio Nuevo progress for three years.

A separate Tucson Convention Center project started in November to replace five elevators, an escalator and a stage lift. It is the first phase in what will eventually replace all elevators and escalators at the TCC. The first phase should be completed by the end of the year, Weaver said.

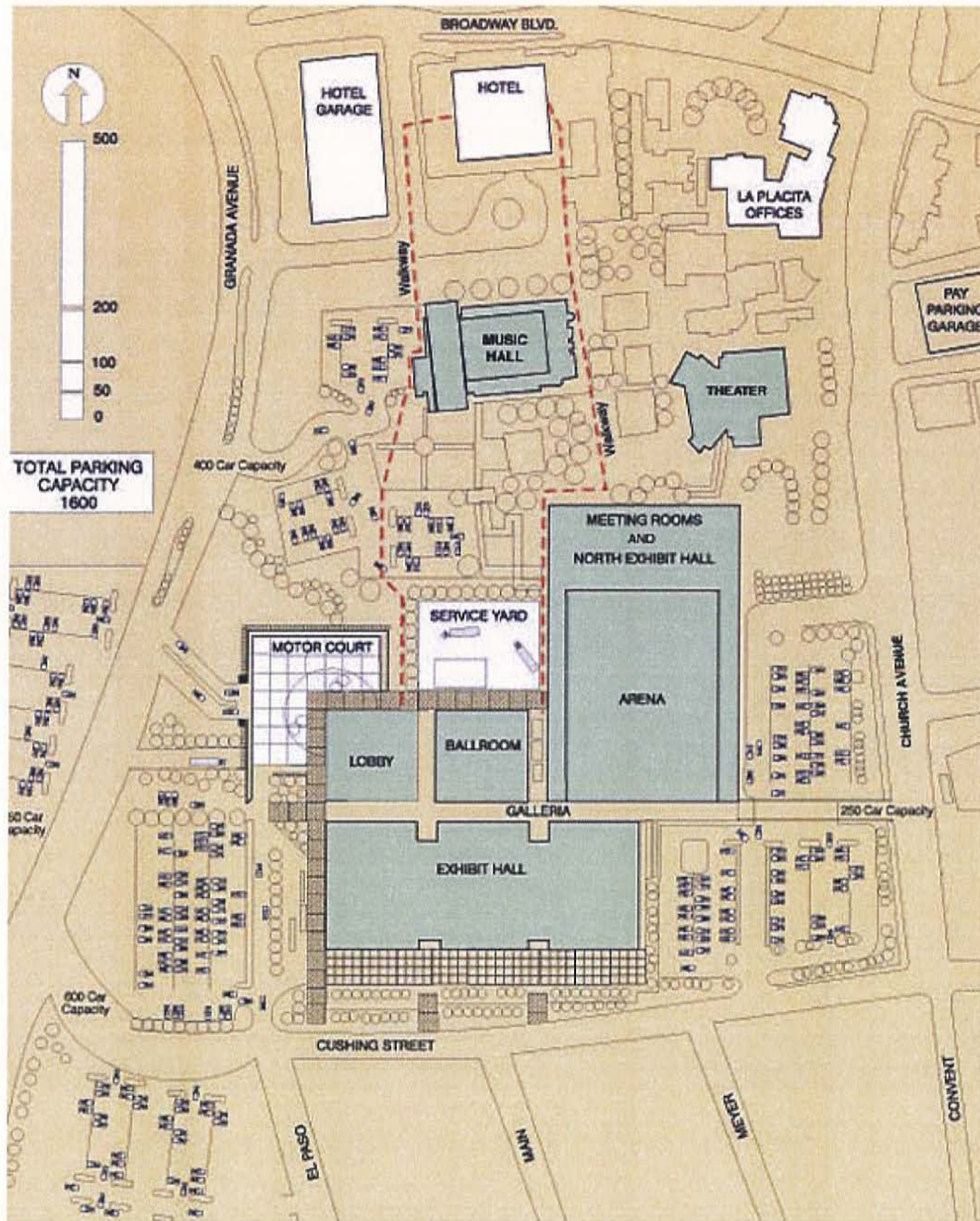
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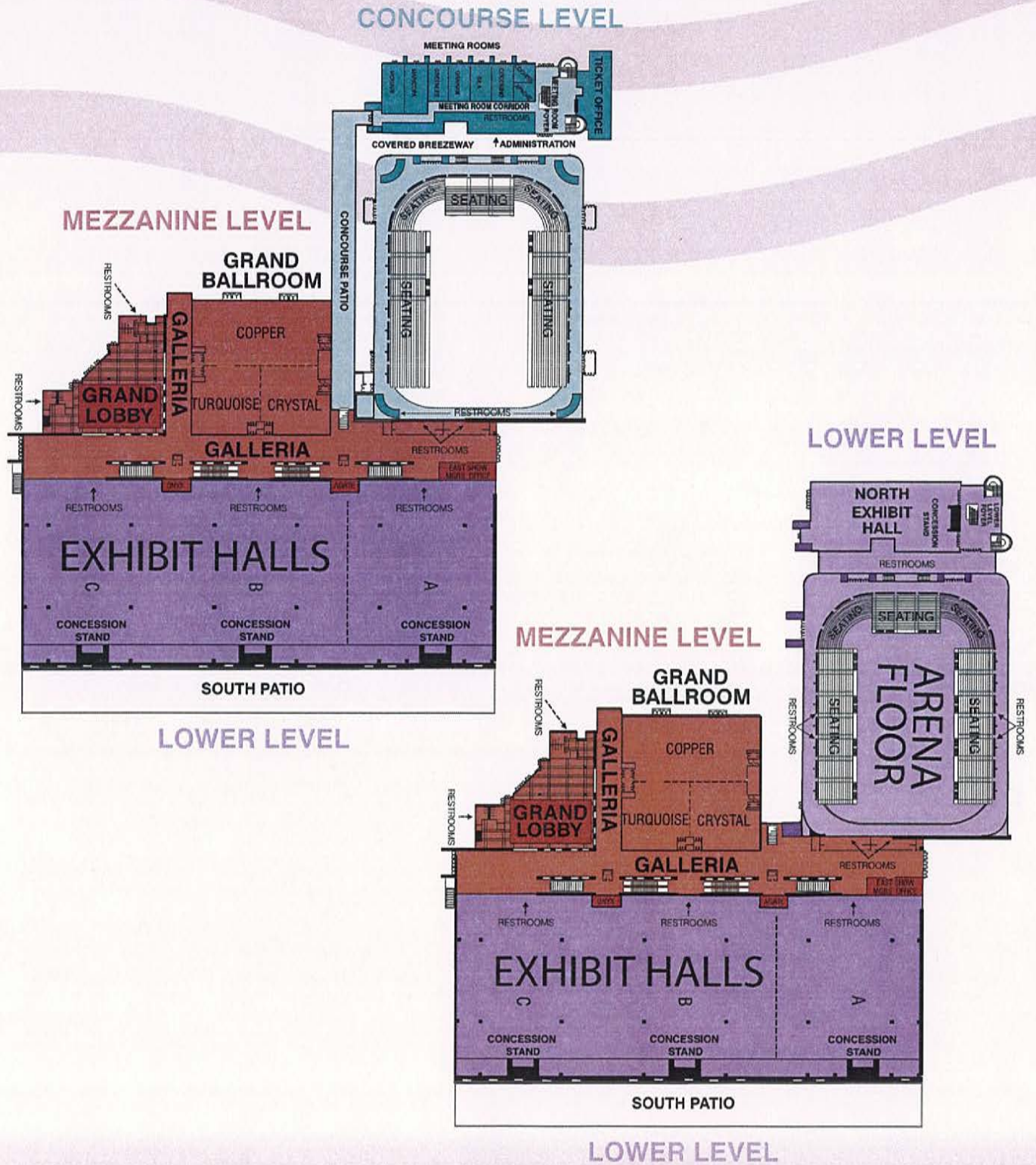
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Tucson
Convention
Center
Site Map



Property Floor Plan



Space Capacities



Event Space	Square Feet	Ceiling	Size (LxW)	Theater	Banquet	Classroom	Exhibit 10x10
Exhibit Hall A	29,920	26'	176'x170'	2,000	700	500	130
Exhibit Hall B & C	59,840	26'	176'x340'	4,000	1,400	1,000	278
Exhibit Hall A, B & C	89,760	26'	176'x510'	6,000	2,800	1,500	429
North Exhibit Hall	24,180	19'	195'x124'	1,600	1,000	1,000	117
Turquoise Ballroom	5,041	20'	71'x71'	400	250	200	24
Crystal Ballroom	5,041	20'	71'x71'	400	250	200	24
Copper Ballroom	10,082	20'	142'x71'	800	500	500	48
Grand Ballroom	20,164	20'	142'x142'	1,600	1,200	900	111
Grand Lobby	11,236	20'	106'x106'	350	200	200	30
Galleria	15,300	27'	510'x30'	N/A	N/A	N/A	50
Apache	700	16'	25'x28'	50	40	30	5
Cochise	700	16'	25'x28'	50	40	30	5
Coconino	1,400	16'	50'x28'	150	80	75	10
Gila	1,400	16'	50'x28'	150	80	75	10
Graham	1,400	16'	50'x28'	150	80	75	10
Greenlee	1,400	16'	50'x28'	150	80	75	10
Graham & Greenlee	2,800	16'	50'x56'	300	160	125	20
Apache-Greenlee	7,000	16'	50'x148'	700	400	360	50
Maricopa	1,820	16'	65'x28'	200	120	100	12
Mohave	1,820	16'	65'x28'	200	120	100	12
Maricopa & Mohave	3,640	16'	65'x56'	400	240	200	25
Apache-Mohave	10,640	16'	50'x158' & 65'x56'	700 & 400	400 & 240	400 & 200	75
East Show Managers Office	460	10'	31'x16'	32	20	N/A	N/A
Agate Board Room	390	10'	26'x15'	20	15	N/A	N/A
Onyx Board Room	390	10'	26'x15'	20	15	N/A	N/A
Concourse Level Foyer	3,379 Usable space	15'	82'x53'	N/A	N/A	N/A	11
Lower Level Foyer	5,500 Usable space	24'	152'x65'	N/A	N/A	N/A	15
Tucson Arena	29,520 Floor Space	48'	246'x120'	8,962	1200	500	140
Tucson Music Hall	1,216 Lobby	N/A	125'x49.5' Stage	2,289	N/A	N/A	N/A
Leo Rich Theater	2,500 Lobby	N/A	68'x40' Stage	511	N/A	N/A	N/A

2012 Rental Rates



Event Space	Square Feet	Max Capacity	Consumer Rate	Commercial Rate	Non-Profit Rate
Tucson Arena	29,520 Usable Space	8,962	\$3,519	\$3,519 or 10% of Ticket Sales	\$2,766
Tucson Music Hall	125' x 49.5' Stage	2,289	\$2,862	\$2,862 or 10% of Ticket Sales	\$1,586
Leo Rich Theater	130'x40' Stage	511	\$630	\$630 or 10% of Ticket Sales	\$456.75
Exhibit Hall A, B, C	89,760	6,000	\$8,161	\$6,137 or 10% of Ticket Sales	\$5,097
Exhibit Hall B & C	59,840	4,000	\$5,446	\$4,093 or 10% of Ticket Sales	\$3,386
Exhibit Hall A	29,920	2,000	\$2,981	\$2,244 or 10% of Ticket Sales	\$1,850
North Exhibit Hall	24,180	1,600	\$2,182	\$1,634 or 10% of Ticket Sales	\$1,363
Grand Ballroom	20,164	1,600	\$2,254	\$2,254	\$1,798
Copper Ballroom	10,082	800	\$1,230	\$1,230	\$922
Crystal or Turquoise Ballroom	5,041	400	\$564	\$564	\$445
Grand Lobby	11,236	350	\$733	\$733	\$625
East Lobby					
Galleria	15,300	350	\$728	\$728	\$625
Agate or Onyx Suite	390	20	\$127	\$127	\$127
East or West Show Office	460	32	\$127	\$127	\$127
All Meeting Room	10,640	1,100	\$1,081	\$1,081	\$1,081
Apache - Greenlee Meeting Room	7,000	700	\$707	\$707	\$707
Apache - Graham Meeting Room	5,600	600	\$628.10	\$628.10	\$628.10
Gila - Greenlee Meeting Room	4,200	450	\$476	\$476	\$476
Graham - Greenlee Meeting Room	2,800	300	\$394	\$394	\$394
Coconino, Gila, Graham or Greenlee Meeting Room	1,400	150	\$225	\$225	\$225
Apache or Cochise Meeting Room	700	50	\$154	\$154	\$154
Maricopa - Mohave Meeting Room	3,640	400	\$425	\$425	\$425
Maricopa or Mohave Meeting Room	1,820	200	\$287	\$287	\$287
Meeting Room Lobby	3,379 Usable Space	100	\$382	\$382	\$382
Lower Level Lobby	5,500 Usable Space	150	\$382	\$382	\$382
The Plaza			\$635	\$635	\$635
Rates include 2.5% tax. Rates subject to change. For wedding receptions, quinceañeras, and family parties please see Reception Rates.					

Eckbo Fountains/TCC Landscape

The Tucson Community Center Landscape was designed by Garrett Eckbo, one of the twentieth century's foremost American landscape architects. Created at the height of his career, it was completed in two stages in 1971 and 1973, under the project direction of local architects and planners. This landscape is the only Eckbo-designed urban civic space in Arizona and one of only three of his urban plaza designs that were completed during his illustrious and long career. The Eckbo Landscape retains a high degree of integrity, although time and sporadic and uncoordinated maintenance have taken a toll on some mechanical systems, original plantings and features, while the unconsidered introduction of art works and large scale signage has created a sense of clutter.

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2

LANDSLIDE: At risk

Eckbo-Designed Tucson Convention Center Landscape

[Tucson Convention Center \(/landscapes/tucson-convention-center/\)](#), Tucson, AZ

By Emily Yetman

Published August 11, 2010

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LANDSLIDE UPDATES

10.02.12 [Significant Steps Forward for Eckbo's Tucson Commission \(/landslides/significant-steps-forward-eckbos-tucson-commission/\)](#)

08.11.10 [Eckbo-Designed Tucson Convention Center Landscape \(/landslides/eckbo-designed-tucson-convention-center-landscape-threatened/\)](#)


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View of the main fountains with Opera Hall and grid-based African Sumac. Photo by Emily Yetman

“*Landscaping Accentuates ‘People Place’*” was the headline in the local newspaper upon the grand opening of the Tucson Community Center in 1971. This landscape – composed of stepped terraces, undulating water courses, tree groves, and cool shallow pools – was created by [Garrett Eckbo](http://tclf.org/content/garrett-eckbo) (<http://tclf.org/content/garrett-eckbo>). Today, it faces destruction nearly 40 years after its completion by the very city that once commissioned it.

History

In the late 1960s and early 1970s downtown Tucson experienced a major transformation as part of the trend of urban renewal prevalent at that time. During that era, entire blocks of the historic downtown and many of its minority neighborhoods were destroyed in order to build large civic complexes and buildings. The Tucson Community Center (now called the Tucson Convention Center) was one such project. It included a grand opera hall, a smaller performance-based theater, and a main conference area with private show rooms, exposition halls, and an arena. Garrett Eckbo of Eckbo, Dean, Austin and Williams (later known as EDAW) was hired to develop a landscape that would tie the three buildings together with a central plaza. It is the second of three landscapes in the area designed by Eckbo that also included Viente de Agosto Park (1971), which eventually became a linked chain of public spaces.

The layout of the site consists of both formal and informal elements. It includes upper and lower grid-based tree

groves which are linked by a series of stepped concrete terraces. Carved into the terraces are a variety of shallow pools with hand-selected boulders used to articulate their perimeters. The pools and terraces create a series of waterfalls, some of which flow smooth and sheet-like, while others surge like grand, river rapids. It is easy to see that Eckbo was inspired by the contrast of the surrounding Sonoran Desert with its pine tree covered Catalina mountains to the north. His design of boulders and waterfalls cascading down the "urban canyon" was likely inspired by the nearby natural setting of Sabino Canyon. It is probable that his design intended to bring the mountains down into the city center in order to offer city dwellers an "urban swimming hole" as there are clear steps that lead down into the water.

Eckbo – author of *Landscape for Living* and *The Landscape We See* – is most commonly known for his design of residential landscapes in Southern California in the first half of the 20th century. Over the course of his career, however, he became a landscape architect "of the people." As noted by scholars Marc Treib and Dorothee Imbert in *Garrett Eckbo: Modern Landscapes for Living*, Eckbo "designed...in the public sphere, at times, for the lowest stratum of society" and that for him, landscape architecture was a "social art." In his design for the Tucson Community Center, he aimed to bring the locals back into the area that the Center displaced through its creation. His intentions for the design of the Tucson Community Center landscape are reflected in a brochure released shortly after the grand opening:

The designers [EDAW] point out that the Community Center was intended to be a people place, and that activities and interests change as people become interested in new ideas. They designed the outdoor space to accommodate new expressions of ideas.

-Tucson Community Center Happenings, Special Opening Edition, 1971

His design of the plaza invites passers-by to participate in it. The various terraces provide a perfect setting for outdoor performance and informal gathering.

Over the years, the city of Tucson has struggled to manage Eckbo's design. Since the beginning, the city has failed to develop a plan that truly utilizes the cascading water features. In a hot, dry environment and with few other options in downtown, the pools became an urban swimming refuge soon after the Community Center opened. Evidence of their appeal to Tucsonans was recorded as early as 1977 when the local paper reported that "...the sparkling ponds of water in the Tucson Community Center complex are an irresistible magnet for kids on hot summer days."

Many changes to the original design have occurred over the years and at some point, the natural tones of the fountains (as



specified by Eckbo) were replaced with a coat of turquoise paint. More recently, brightly colored metal chairs were bolted into the concrete in various locations in an effort to attract the attention of absent minded passers-by to the "hazardous" fountain edges.

Threat

As the work of a master, Eckbo's design is potentially eligible for the National Register of Historic Places. The imminent threat to the design is the essential commitment to annual maintenance. However for the city of Tucson, which, like many cities, is suffering from the current economic downturn this is not a top priority. Today, a number of pools are in disrepair. Maintenance crews report that leaf debris and outdated technology make it hard to keep the waterworks functioning. The City has commissioned a local firm to come up with a complete redesign of the area. Last year, the City sought to fill in the fountains with sand as a temporary measure to mitigate liability. Although local supporters managed to convince the City to hold off making a decision about Eckbo's landscape, the threat of its destruction remains. Meanwhile, the biggest misfortune of all has been the missed opportunity to embrace Eckbo's meticulously designed plazas and fountains by creating appropriate programming to engage the greater community.

Get Involved

Let the Tucson City Council and City Manager know that you appreciate Eckbo's design for the Tucson Community Center and that you would like to see it preserved and rehabilitated. Write letters of support (see example in sidebar) and mail to:

Tucson City Hall
255 West Alameda Street
Tucson, Arizona 85701

ABOUT THE AUTHOR:

Emily Yelman is a Master of Landscape Architecture student at the University of Arizona.

POST YOUR OWN COMMENT

(/COMMENT/REPLY/5547)



(top) Upper fountains, just after completion. (bottom) Aerial of eastern section of the newly finished Community Center. Images courtesy the Arizona Historical Society

Commercial Development

Over the past five years, over 150 businesses have opened in downtown Tucson. Streets that were once empty are now bustling with pedestrians exploring the 60 restaurants, 53 retail stores, and 18 nightclub destinations that now call downtown home. Downtown's commercial sector has expanded so quickly, that existing retail space is approaching 0% vacancy, though new construction is expected to add additional available space. Despite the recent development, downtown Tucson has maintained its authenticity. Over 97% of retail and restaurant businesses downtown are independent and locally or statewide owned.

During this time, downtown's office market has also experienced significant changes. In June 2013, local tech firms joined forces to launch the Downtown Innovation District. Together, the group aims to make downtown Tucson an attractive place for young entrepreneurs by offering collaborative office space, tech open houses, maker events, competitions, hack days for civic good, and youth education initiatives. Additionally, the construction of a ten story mixed-use University of Arizona academic center to house academic programs and space to support new business start-ups is being considered for inclusion in the 2014 county bond package. The office vacancy rate for downtown presently stands around 30%.

Selected Recently Opened Retail



Sparkroot Coffee Bar + Fare
245 E Congress St.



Hub Restaurant
266 E Congress St.



Penca Restaurant
50 E Broadway Blvd.

Selected Recently Opened Office



TEP Headquarters
88 E Broadway Blvd.



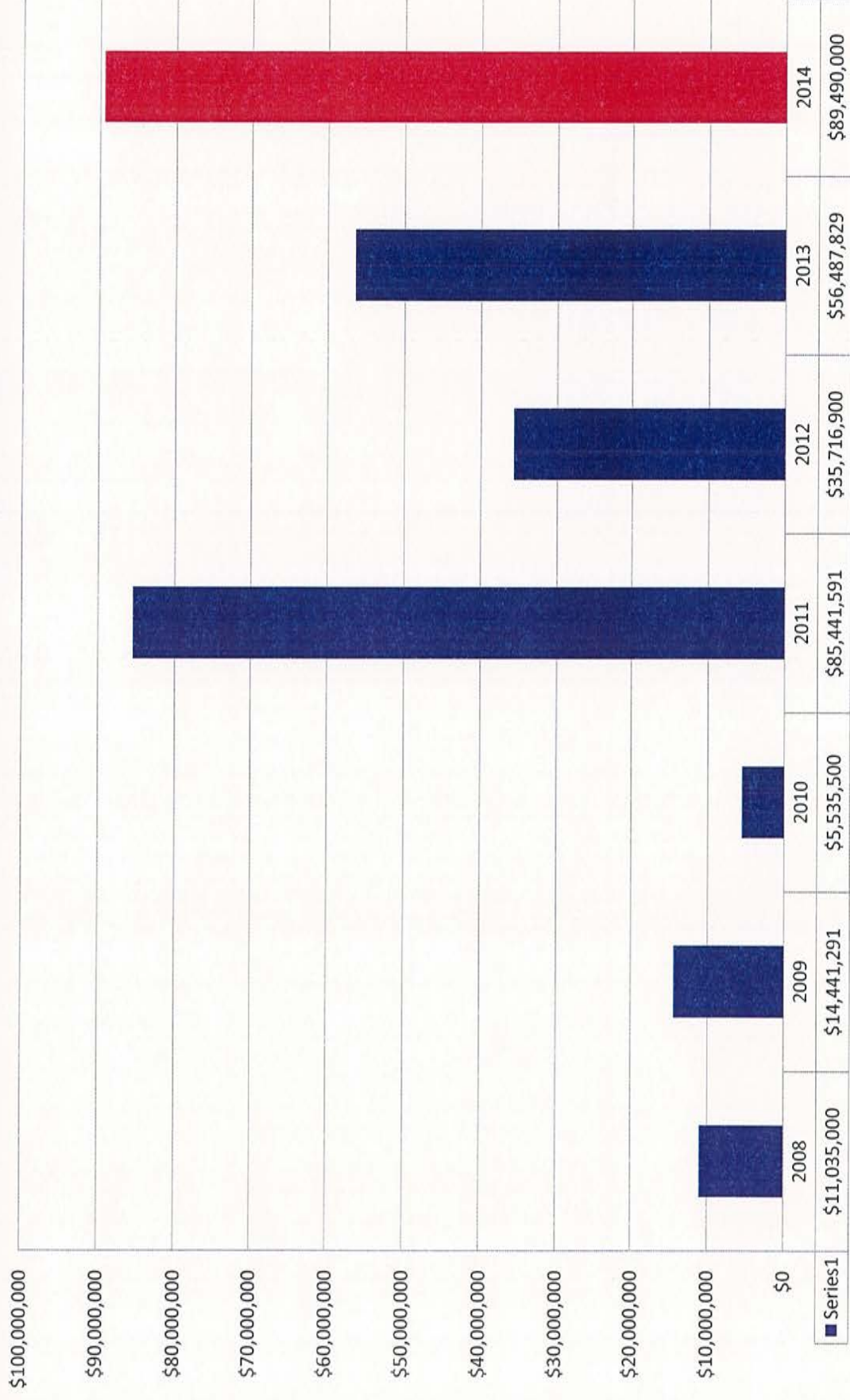
Pima County New Courthouse
300 N Stone Ave.



Sinfonia Healthcare Corp
1 E Toole Ave.

Private Investment 2008-2013

\$209,000,000



119 Toole	Hollis Graphics	Rialto Bar Patio
174 E. Toole	Hotel Congress Room Renovation	Rialto Block
47 Scott	Hub	Rice House
Armory Park Senior Apartments	Imago Dei	Rob Paulus Office
Atlas	Isabella's Ice Cream	Sacred Machine
Augustin's Brasserie	Janos (Sidewalk Expansion)	San Agustin Trading Post
Bates Mansion	Cadence (Rialto)	Sapphire Lounge
BLX Skate Shop	Cadence (Centro Parking Garage)	Scott & Company
Borderlands Brewery	June's Corner Store	Scott Barber shop
Brewd	Knife Shop	Scott Stiteler
Buffalo Exchange	Knucklehead Alley	Sentinel Plaza
Café a la Cart (Expansion)	La Cabana	Social Science
Café Desta	La Cocina	Solar Culture
Center for Civil Discourse	La Estrella Bakery	Sonoran Institute
Charles O Brown House	Lesco Optique	Sonoran Sno-Cones
Chicago Store	Maracana Indoor Sports Arena	Space Smoke Shop
Chocolate Fox	Mercado	Sparkroot
City High	Mercado Kitchen Cannery & Creamery	Stella Java
Congress/Rialto Block	Mercado San Agustin	Tacqueria
Crickit	Mercado Shared Use Kitchen	The Scott Housing
Crossfit Kids	MOCA	Thunder Canyon Brewery
Dizzy G's	Monkey Burger	Tiburon Apartments
DL Withers Construction	Obsidian Gallery	Toole Artists/Toole Shed
Dolce Pastello	Old Grill Location	Toole Ave
Downtown Kitchen & Cocktails	On-A-Roll	Tooley's #2
Dragonfly Village	One East Broadway	TUCLegends
Eat A Burger	One North Fifth	Unisource Building
Elliott's On Congress	Peach Properties	V Thai
Estudio del Piel	Perfect Pantry	Voodoo Jacks
Exo Roast Co.	Pioneer Building	Yoga Oasis
FORs architecture + interiors	Playground	
Junxion	Providence Service Corp.	
	Reilly Craft Pizza and Drink	
	Revolutio	

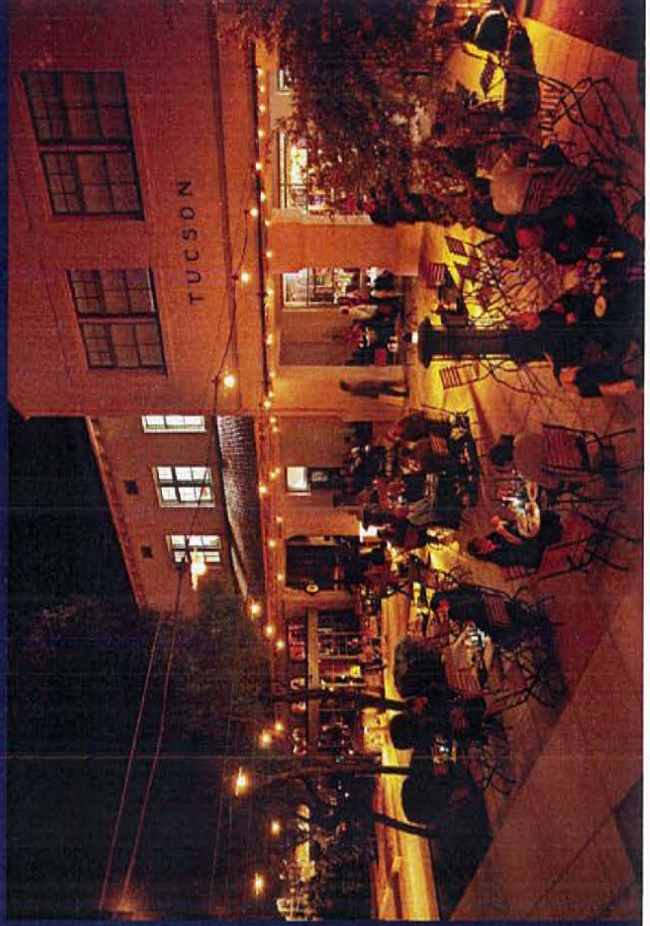
Businesses/Projects by Sector

✂ Restaurant/Bars-	48
✂ Office-	23
✂ Retail-	38
✂ Entertainment-	4
✂ Housing- Multi-family-	6
✂ Housing- Single-family-	36
✂ Hotel-	1
✂ Total Investments-	156



Private Investment by Sector

- ⌘ Restaurant/Bars- 12,434,691
- ⌘ Office- 81,140,591
- ⌘ Retail- 11,019,000
- ⌘ Entertainment- 4,926,000
- ⌘ Housing-Multi-family- 90,912,829
- ⌘ Housing- Single-family- 8,200,000
- ⌘ Hotel- 25,000
- ⌘ Total Investments- 209,000,000



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Downtown Tucson



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\$120 MILLION IN PRIVATE INVESTMENT IS THE FOUNDATION FOR DOWNTOWN TUCSON'S FUTURE

November 11, 2010

Travis Reese, Nicole Flowers and their 47 Scott restaurant and neighboring Scott & Co. café and bar are beacons for Downtown.

They are among some 40 private sector pioneers who have committed more than \$120 million to Downtown development big and small in the past 2 1/2 years. These projects have created more than 900 Downtown jobs.

"Nicole and I both are passionate about the idea of having a walkable urban experience," Reese said.

So, apparently, were dozens of other entrepreneurs who opened shop Downtown since mid-2008: Sacred Machine, Management Services, Yoga Oasis and Maracana Indoor Sports Arena among them.

The Downtown Tucson Partnership in the fall surveyed entrepreneurs behind all the Downtown projects for the dollar value of their projects, employment statistics and comments about Downtown.

"Always loved Downtown," Mike Skwiat, owner of Knucklehead Alley, 63 E. Congress St., commented in survey. "It's a great vibe. The whole motorcycle thing seemed to fit into the hip factor Downtown."

Luke Cusack, owner of A Steak in the Neighborhood, 135 E. Congress; Zen Rock, 121 E. Congress; and manager of Sage Lounge, 61 E. Congress; said in his survey response: "(I) saw it like an early downtown Austin or San Antonio. Attractive rates. Development Services (were) proactive."

Downtown Tucson Partnership CEO Michael Keith has heard many similar stories from the newly arrived Downtown entrepreneurs.

"Small business have been investing their hopes and dreams despite everything that's happening with the federal, state and local economy," Keith said.

Reese and Flowers opened 47 Scott on May 8 and were consistently busy during the lunch and dinner hours through traditionally slow summer months.

"I think there's been a lot of pent-up kinetic energy for Downtown," Reese said.

Reese credits Hotel Congress, Café Poca Cosa and Maynards Kitchen and Market for paving the way. He said 2nd Saturdays Downtown definitely set a template for the new Downtown.

"There was a lot of curiosity why this was happening," Reese said. "2nd Saturdays was a crucial player for everything. Rialto Block was a huge draw for the Bodies exhibition."

Private investment goes hand-in-hand with some \$200 million in public sector investments started or completed in the last 30 months. This investment has brought a new Fourth Avenue Underpass and a new Martin Luther King Jr. Apartments among the seven public projects exceeding \$10 million.

In all, Downtown has seen more than \$320 million in development during the depths of the worst economy since the Depression. And that development generated and estimated 3,000 or more construction jobs, based on standard economic multipliers.

"The pump is primed by public investment," Keith said. "Now the private sector is driving the economic surge."

2009-2010 has seen warehouses pass into the public sector along Toole Avenue; a slew of small business moving into Congress Street shops; and a new Tucson Fire Department headquarters and the Museum of Contemporary Art moving into the old TFD HQ.

But the epicenter for Downtown reemergence in 2010 was Broadway, where the new UniSource Energy headquarters construction is up to the fourth floor on the way to nine stories. Just to the west, Providence Service Corp. in 2010 moved its corporate headquarters to 64 E. Broadway and bought the 44 E. Broadway hulk that has no Broadway or southern wall for \$2.9 million.

Providence CEO Fletcher McCusker hopes to have 44 E. Broadway enclosed with walls by the end of the year in the event of a recession. He has budgeted \$1.5 million in planned improvements. McCusker also spent \$350,000 to remodel 64 E. Broadway and he has \$200,000 budgeted for 50 E. Broadway.

To the east of Providence, restaurateur Janos Wilder made his return to Downtown in October with DOWNTOWN Kitchen & Cocktails. Janos Wilder said the new Fourth Avenue underpass in 2009 was the most important thing to happen Downtown.

"Downtown is a self-fulfilling prophecy," Wilder noted in the survey.

Another block to the east on Broadway, the Julian-Drew Building, its neighboring carriage house and the Tiburon Apartments to the rear all are fully occupied, owner Ross Rulney said.

"Broadway is it," Rulney said. "Broadway between Stone and Fifth Avenue will be so different, so fun, so cool, so busy. You can see it happening. There's no doubt about it. There's new retail, new housing. It's going to be a huge effect."

The past two years have also seen John Wesley Miller be able to fill the street level floor space at his John Wesley Miller (formerly McLellan) Building at 63 E. Congress with On a Roll, Jimmy John's Gourmet Sandwiches, Knucklehead Alley and the Seawater Foundation.

"I think the message needs to get out that it's no longer is 'it's going to happen some time,'" said Miller, who built 90 efficient homes at Armory Park del Sol. "It's happening right now and it has been happening for the last year or two."

A dozen privately-funded Downtown projects have topped \$1 million in the past two years, headed by the \$60 million UniSource headquarters, the \$6.5 million Mercado San Agustin and the \$8.5 million One North Fifth Apartments.

The \$16 million Depot Plaza Garage opened in summer and construction started on the \$6.7 million Plaza Centro Garage.

More people are starting to come Downtown, too. From its inception, 2nd Saturdays Downtown has brought some 1,000 people to the monthly event. Tucson Meet Yourself this year tripled in size. The fall Tucson Open Studios Tours include

record 222 artists, far exceeding the prior year's 167. And Meet Me at Maynards, launched in April 2009, has a couple hundred people running or walking through Downtown neighborhoods every Monday evening.

This year also put Downtown on the major exhibition circuit with Bodies: The Exhibition and Titanic: The Artifact Exhibition at the Rialto Building, which itself reopened this year after a \$4.4 million overhaul.

The year 2009 was no slouch either. Madden Media renovated and moved into the historic MacArthur Building. May Kitchen and Market opened in The Historic Depot, The Scott Avenue streetscape got a sprucing up, the Cushing Street underpass opened and Interstate 10 widening was completed. The Santa Rita Hotel was demolished to make way for new UniSource headquarters. The Carrillo Placita was built at St. Augustine Cathedral. Façade improvements came to Screening Room, The Scott, 64 E. Broadway, and the Rialto Block. The commercial strip at One North Fifth was finished.

More good things

Comments from the survey in response to "Why did you decide to invest Downtown?"

"Vital, real, authentic place to be. Live next door. 80 second commute. Fully embedded in Downtown. There is an authenticity of neighborhood. Has history and funkiness." – Rob Paulus, Rob Paulus Architect, 940 E 17th St., and the House Lofts

"Urban guy at heart and no city the size of Tucson should exist without a vibrant Downtown. Wanted to help kick-start efforts." – Ari Shapiro, Xoom Juice and Sparkroot, 245 E. Congress

"Saw transit-oriented development opportunities." – Adam Weinstein, Mercado San Agustin, 100 S. Avenida del Con

"Want to be part of the Downtown revitalization scene." – Kevin Madden, Madden Media, 345 E. Toole Ave.

"Climate of change. Exciting shift. The actual building and location spoke to me. Downtown has own demographic." – Rhodes, Yoga Oasis, 245 E. Congress St.

"We believe in it. Community camaraderie. Eventually, more people will be coming." – John Matey, Hollis Graphics, Broadway

"Ordained to do it. Felt the time was right. We've been waiting. I see a vision of Downtown with lots of activities and Raised here, want to do my part." – Kade Mislinski, HUB Restaurant & Creamery, 266 E. Congress St.

"Love the vibe. Downtown much more creative. It has room for creative growth." – Kurt Rosenquist, O2 Modern Fitness Fitworks Cycling Support, 186 E. Broadway

"Downtown has reached a rhythm of private development independent of larger organizations like the City of Tucson Rio Nuevo." – Patricia Schwabe, Peach Properties

"Passionate about Downtown. Wanted to get things done." – Richard Oseran, Maynards Market and Kitchen

"We believe in the development going on Downtown." – Nick Schaffer, Jimmy John's, 63 E. Congress

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Historic Tucson hotel sold to Sonora investors

AUGUST 23, 2013 12:00 AM • BY GABRIELA RICO ARIZONA DAILY STAR

A historic downtown hotel, which has operated for nearly 100 years, is getting new life.

Investors from Nogales, Sonora recently purchased the Arizona Hotel at 35 N. Sixth Avenue and plan a major interior renovation.

"It has a lot of potential and historic value," said **Marcel Dabdoub**, the manager of the family-owned investment company. "We're looking forward to joining others who are investing in downtown Tucson to make it vibrant."

Specific details on what will become of the 97-year-old building are still being refined, Dabdoub said, but, as part of the renovation, the historic feel and look will be preserved.

Records from the Pima County Recorder's Office show it was purchased for \$1.3 million from Mary Williamson of Sunnyvale, Calif.

Opened in 1917, the Arizona Hotel operated as an inn until 1986, when it had been reduced to a \$4-a-night flophouse, Arizona Daily Star archives show. In 1990, it reopened as a residence for the seriously mentally ill, operated by the Southern Arizona Mental Health Center.

Phoenix developers bought it in the 1990s and sold it to Williamson shortly thereafter.

It continued to serve as a hotel, with four to six rooms available for rent, said **Tig Collins**, who is director of Artfare, an arts organization that has operated in the hotel since 2006.

The hotel was named to the National Register of Historic Places in 2003. Documents filed with the National Register show that the original hotel had 36 rooms and six bathrooms and a screened sleeping porch.

"It's a property that deserves to be saved," said **Fletcher McCusker**, a downtown advocate and investor. "We're all very excited about the purchase."

The purchase of the Arizona Hotel is the latest investment in historic downtown buildings, where restaurants, apartments and office complexes are filling in, anticipating more foot traffic when the modern streetcar arrives.

"We're thrilled," said **Michael Keith**, CEO of the Downtown Tucson Partnership. "The opportunity to restore another landmark building downtown is just so exciting. It's another really, really big moment for downtown."

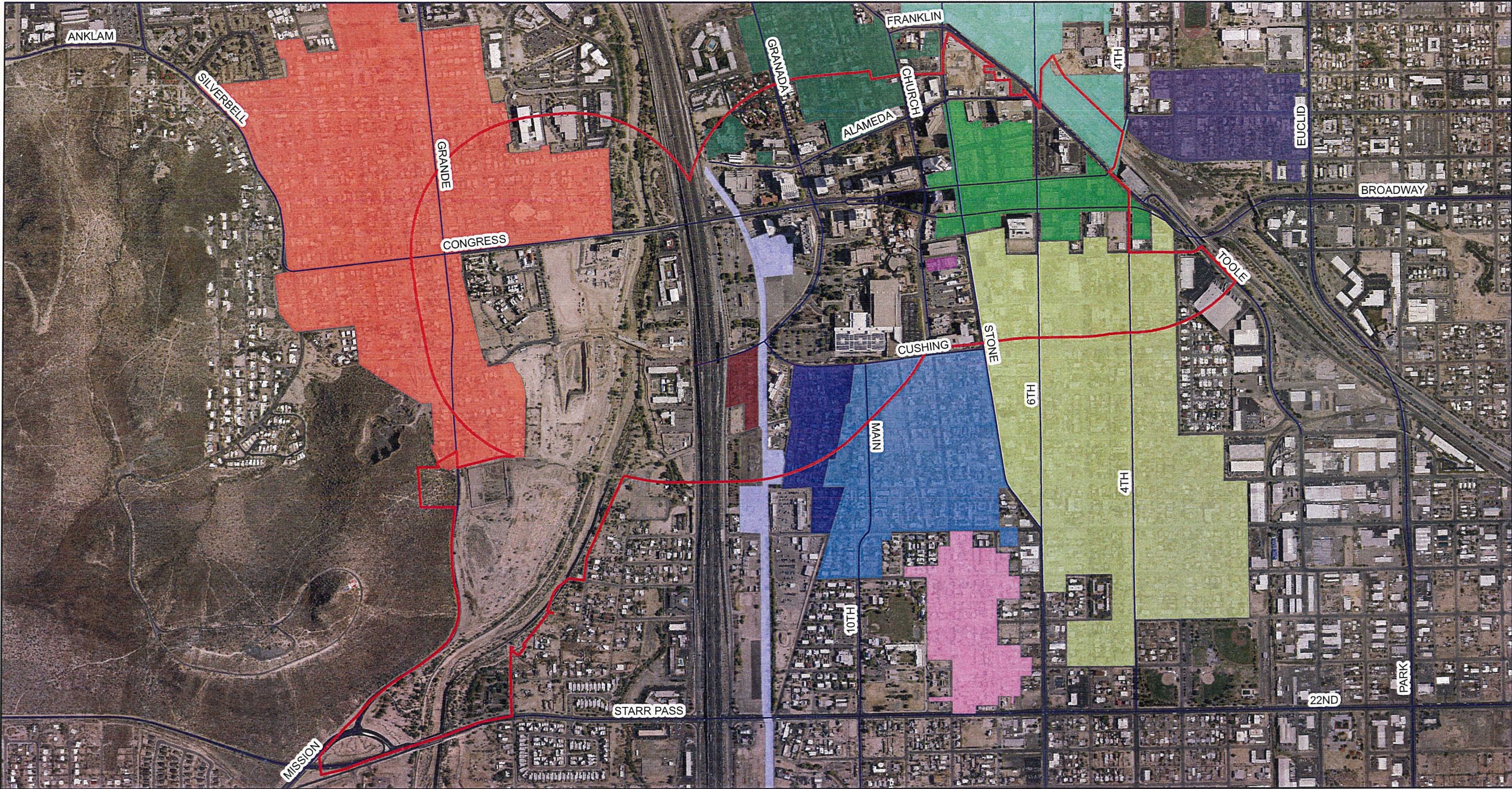
In June, El Rio Community Health Center announced its purchase of another historic downtown building, the 106-year-old Manning House, which will become its administrative headquarters.

Did you know?

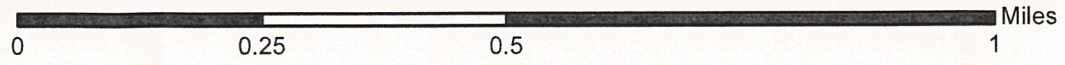
Henry Jaastad, who designed the Arizona Hotel, was a renowned Tucson architect whose firm created more than 500 buildings around the city. A native of Norway, Jaastad became a U.S. citizen in 1908 and served as Tucson's mayor from 1933 to 1947.

Source: Tucson Historic Preservation Foundation

Historic Districts in ULI Area



- | | |
|---|--|
| 1/4 Mile Streetcar Plan Area/ULI Area | EL PRESIDIO HISTORIC DISTRICT |
| ARMORY PARK HISTORIC RESIDENTIAL DISTRICT | EPSW HISTORIC DISTRICT |
| BARRIO EL HOYO HISTORIC DISTRICT | IRON HORSE EXPANSION HISTORIC DISTRICT |
| BARRIO EL MEMBRILLO HISTORIC DISTRICT | MARIST COLLEGE HISTORIC DISTRICT |
| BARRIO LIBRE HISTORIC DISTRICT | MENLO PARK HISTORIC DISTRICT |
| BARRIO SANTA ROSA HISTORIC DISTRICT | WAREHOUSE HISTORIC DISTRICT |
| DOWNTOWN TUCSON HISTORIC DISTRICT | |



Created: 10/29/13

Downtown Neighborhoods

Armory Park

The Armory Park Historic Residential Neighborhood consists of some 688 historically and architecturally significant buildings and almost 46 city blocks on an area which began to be developed around 1880 with the coming of the transcontinental railroad to Tucson. Parts of the neighborhood were built to house the Southern Pacific Railroad employees and their families. The other homes sprang up around the area which was considered one of the most fashionable neighborhoods in the late 1800s and early 1900s. The area has remained relatively untouched throughout all these years with some of the original Southern Pacific families still living in their original homes. Boarding houses occupied by engineers, conductors, and brakemen still stand today.

Barrio El Hoyo

Barrio El Hoyo is a small residential neighborhood, located southwest of Tucson's downtown. Barrio El Hoyo, together with the National Register-listed Barrio Libre Historic District (listed October 18, 1978), comprise the locally designated Barrio Histórico Historic District. The City of Tucson has viewed Barrio El Hoyo as having the same architectural and historical importance as the National Register-listed Barrio Libre. The current nomination is to provide comparable State and National Register recognition of the district's significance. It possesses 68 contributing resources and 28 noncontributing resources; contributing resources reflect good examples of properties executed in Sonoran Tradition, and one religious structure in Mission style. Noncontributing resources mainly reflect infill after the period of significance. The barrio's period of significance is from 1908 to 1950, which was chosen to reflect the period of the development of the neighborhood. The neighborhood retains a considerable degree of integrity of materials, workmanship, and a high degree of integrity in terms of location, design, setting, feeling, and association.

Barrio Kroeger Lane

The Santa Cruz river banks hosted Tucson's earliest populations - many located within Barrio Kroeger Lane. The area was mostly used for agriculture purposes. The most prominent features of the neighborhood are Sentinel Peak on the western edge and the Santa Cruz River channel. The river park brought positive changes and open space to the neighborhood, as well as the realization there are significant unexplored Hohokam and Piman settlement sites. The population of Barrio Kroeger Lane has remained fairly consistent; many residents affirm their strong sense of community.

This area was named after an Anglo doctor who lived in this area for several years, a Dr. Kroeger. He served the area as a general practitioner. Jennie Morales, a longtime resident, said he delivered her as a baby. The area was also nicknamed Sal Si Puedes due to occasional flooding leaving only one or two exits out of the area. Area has a rural flavor; people keep horses and other livestock there.

(Sources: Tucson Citizen, 9/27/79; Jennie Morales, 7/16/97; Outline of Mexican American Education, Angel Ignacio Gomez and John Henry Chilcott, The Department of Learning and Staff Development Tucson Public Schools, 9/21/76)

Barrio Libre

Barrio Libre is readily distinguished from the neighborhoods that surround it. Within the district especially along portions of Meyer and Convent Avenues, row houses are contiguous, with flush facades, and are built to the front property lines. This tradition of urban site emplacement creates an enclosed and well-defined street space not found in later residential neighborhoods based upon the Anglo tradition of front and side yards. The Barrio and its architectural and urban traditions began outside the Presidio walls. They filtered southward to the Barrio of the 1880s and 1890s to approximately 18th Street, where the district development fades. Today, however, the Tucson Community Center and La Placita, a pseudo-Mexican shopping center included as part of the urban renewal scheme for downtown Tucson, form the link between the Barrio Libre and downtown Tucson.

Barrio El Membrillo

Barrio El Membrillo Historic District is a small residential neighborhood southwest of Tucson's downtown. The district contains 13 dwellings, of which 11 are contributing resources that are good examples of the survival of the Sonoran Tradition (the regional Hispanic vernacular building tradition) into the early twentieth century. The two noncontributors have been altered inappropriately. The neighborhood retains a considerable degree of historic integrity in terms of setting and a high degree of integrity with regard to location, design, materials, workmanship, feeling, and association. As one of Tucson's historic barrios, it is still a closely knit, traditionally Hispanic neighborhood.

Barrio Sin Nombre

In Spanish, barrio sin nombre means barrio without a name. We could find no stories on how it got this name. We did find out that this neighborhood is an area rich in cultural and archaeological resources, including the site of Warner's Mill and the mission community of San Agustín del Tucson and its convento.

El Presidio

The Historic District of El Presidio is composed of about 90 buildings of architectural and historical significance. Combined, these buildings exhibit and celebrate Tucson's development from an eighteenth-century walled Presidio through the Territorial years during which it spilled over the Presidio walls, to the late nineteenth century when the Anglo-American incursion and the coming of the railroad changed the village to a major mercantile center of the Territory.

Iron Horse

The Iron Horse Expansion Historic District includes 178 units in a twenty-one acre area of central Tucson, Arizona. The District, irregular in shape, is bounded by North Fourth Avenue, Hoff Avenue, Eighth Street, Euclid Avenue, Hughes Street and Tenth Street. It is situated between the central business district and the University of Arizona campus and is immediately

north of the Southern Pacific Railroad Reserve. The District's proximity to the railroad track is closest at its southwest corner with a distance of 60 feet. The streets are laid out in a grid pattern with sparsely located desert trees on the boulevards with most vegetation on the interior of the blocks. The immediate proximity to the railroad supplied the tenants for lucrative rental speculations. The rental/residential profile has lasted until today. A laboratory for architectural styling, the District has five clear style footprints that were set down in response to growth pressures. Most of the commercial buildings existing today are from the Depression era onward and are situated primarily on Ninth Street. The historic styles include Sonoran, Territorial, Queen Anne, Western Colonial Revival, Bungalow, Period Revival styles and Commercial Panel Brick. Many are vernacular in appearance, particularly the Queen Annes. In the last fifty years, fifteen modern dwellings and commercial units have been constructed, but the District is still essentially residential.

Menlo Park

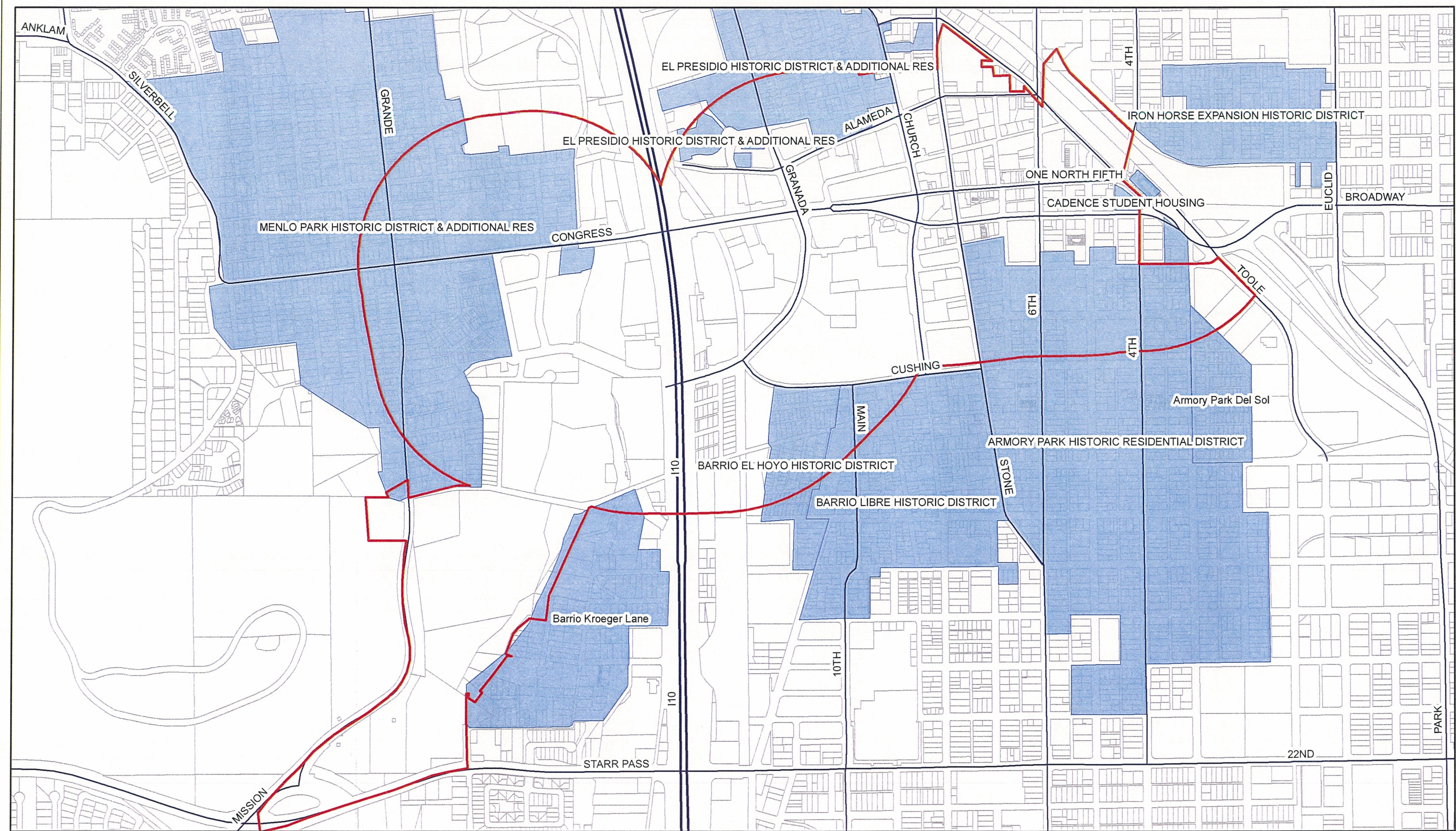
Nestled dramatically between downtown Tucson and the Santa Cruz River to the east, and Sentinel Peak ("A" Mountain) and Tumamoc Hill to the west, this neighborhood includes the birthplace of Tucson, and the area of irrigated fields for the mission visita of San Agustín del Tucson, completed by 1800. Platted in 1913 as the first major subdivision west of the Santa Cruz River, and originally developed as an Anglo/European-American neighborhood during a time of discriminatory covenants, Menlo Park evolved into Tucson's most upscale Mexican-American barrio. It features Spanish Colonial Revival, Craftsman Bungalow, Prairie, post-World War II Ranch, and Mid-century Modern architectural styles.

In 1915, a man named Schwalen was the owner of much of the property that now comprises Menlo Park—a subdivision name which reflected Schwalen's fondness for the town of Menlo Park in the San Francisco Bay Area. Menlo Park, California was named in 1854 by two Irishmen, Dennis J. Oliver and D. C. McGlynn, ranchers and brothers-in-law, who erected a gate in front of their shared property to recall their hometown of Menlough (menlough is Gaelic for lake) in County Galway, Ireland. There was only enough room on the gate for Menlo Park, however, and when the Southern Pacific Railroad came through in 1863, the station was named after the gate and the name began its trek into officialdom.

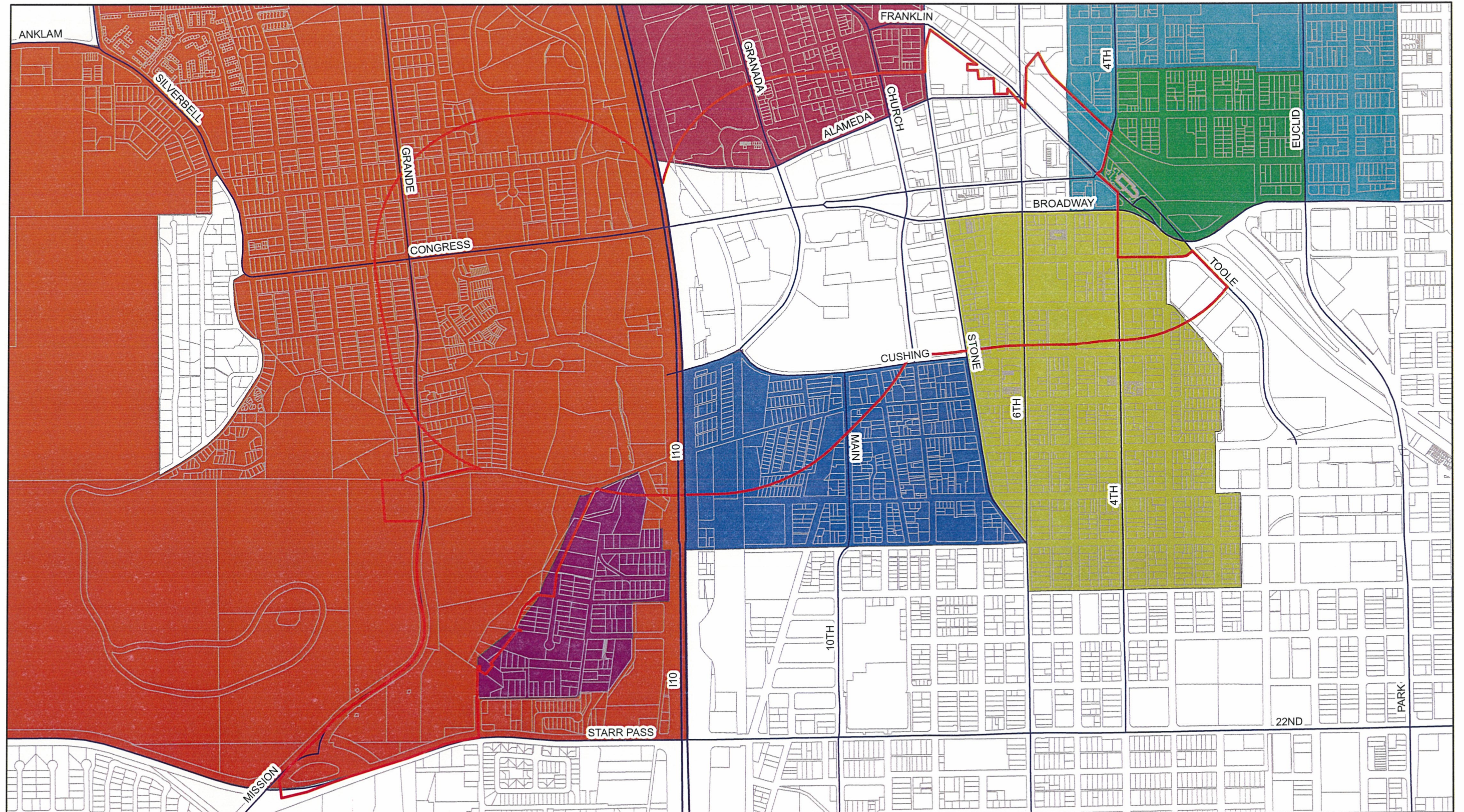
When Schwalen's subdivisions first went on the market, they had deed restrictions against Mexican Americans (except for the subdivision sections south of Congress). These deed restrictions were eventually dropped since the area was considered by many Anglos to be the 'wrong side' of the tracks and the river (there was no "stable" bridge across the Santa Cruz River at the time). Nevertheless, the area did attract a significant number of Anglo families. In fact, the area was predominantly Anglo until after World War II.

(Sources: Alex Kimmelman, 7/16/97; Jeanne Bone, Menlo Park (California) Historical Association, 7/16/97; Thomas Sheridan, Los Tucsonenses: The Mexican Community in Tucson, 1854-1941, The University of Arizona Press: 1986.)

Existing Residential Near ULI Area



Neighborhoods in ULI Study Area



- | | |
|---------------------|-------------|
| ULI Study Area | El Presidio |
| Armory Park | Iron Horse |
| Barrio Kroeger Lane | Menlo Park |
| Barrio Viejo | Pie Allen |



Created: 10/29/13

Residential Development

A recent surge in new housing investment activity has brought significant numbers of new residents to Tucson's greater downtown area. New multi-family projects range from public and student housing to market rate condominiums. The recent opening of The Cadence at the corner of Congress St and Toole Ave added over 400 students to downtown's already youthful composition. Located just five blocks away at the corner of Broadway Blvd and Stone Ave, the luxury apartment complex known as One East Broadway is expected to open fully leased in November 2013.

Selected Recently Completed Projects



The Cadence
456 Beds – Student Housing
\$678 - \$1,120 per mo. per bed



Mercado District
Planned Mixed-Use Community
\$1,800 per mo. per unit



One North Fifth
96 Units – Market Rate
\$625 - \$865 per mo. per unit

Selected Projects Under Construction



One East Broadway
24 Units – Luxury Apartments
\$670 - \$1,543 per mo. per unit



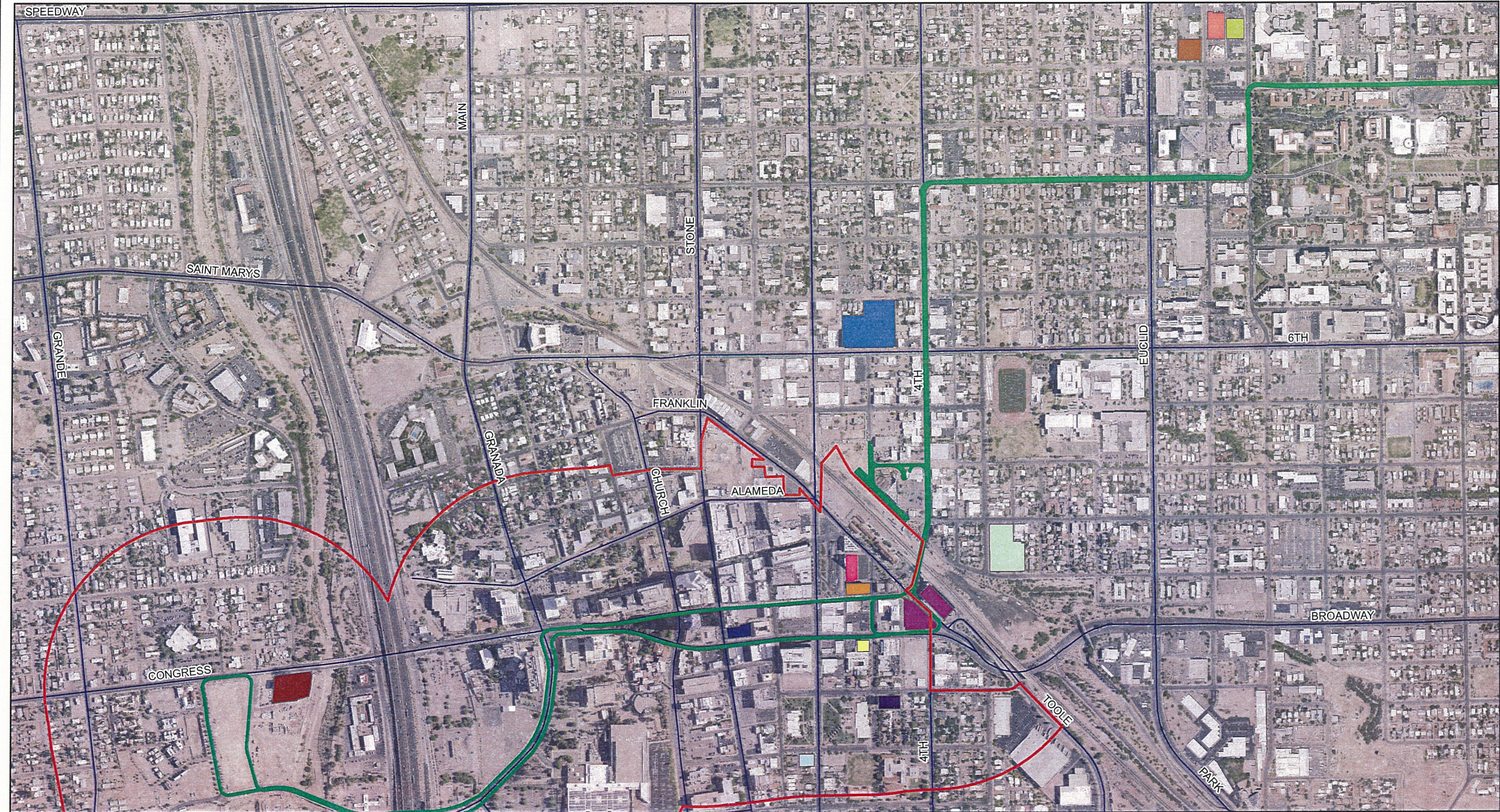
The Herbert
144 units – Market Rate
\$675 - \$1050 per mo. per unit



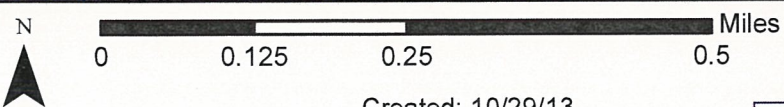
Tiburon
53 Units - Condominiums
\$104,750-\$156,500

Even with this new development, the downtown market is significantly underdeveloped for housing, retail, and class A office space. Opportunities for future development exist on the 60 developable lots that have been identified in the business improvement district. In the Mercado District west of I-10, 35 houses and two apartment buildings are under development, and three additional student housing projects are under or ready for construction along the streetcar line. Additional development opportunities exist in the Mercado District, the Warehouse Triangle District, along 4th Avenue, and the University Medical Center area.

Recent Housing Near ULI Study Area



- | | | |
|------------------------|------------------------------|---|
| ULI Study Area | One East Broadway Apartments | The District on 5th Student Housing |
| Modern Streetcar | One North Fifth Apartments | The Herbert Apartments |
| MLK Senior Housing | San Carlos Apartments | Park Ave Student Housing (Under Construction) |
| Julian Drew Apartments | Sentinel Senior Housing | The Hub Student Housing (Under Construction) |
| LEVEL Student Housing | The Cadence Student Housing | The Junction Student Housing (Under Construction) |



Created: 10/29/13





HOME
FLOOR PLANS
DIRECTIONS
RESIDENTS
DOWNTOWN INFORMATION
APPLY
CONTACT

(520) 792-4000



SEE MORE PHOTOS

ONE EAST TUCSON

1 East Broadway, Tucson, AZ 85701 [Map](#)

One East Broadway offers residents a unique opportunity to live in the heart of Downtown Tucson amongst award-winning restaurants, live music, coffee houses, cocktail bars, galleries, theater, and much more.

FAX: (520) 798-1980

OFFICE HOURS

Mon - Sun: By Appointment



(520) 792-4000

Request Information

- ▶ See More Photos
- ▶ Location Map
- ▶ Apply Now!
- ▶ Print A Brochure
- ▶ Parking Policy
- ▶ Pet Policy
- ▶ Check Availability

Overview

Floor Plans

Amenities

Photos

Map

Ratings & Reviews

Apply

Move-in Date 10/30/2013

NAME	RENT *	DEPOSIT *	BED / BATH	SQ. FEET **	LAYOUT	AVAILABILITY
The Broadway	\$1148 - \$1178	\$1148 - \$1178	1 bed / 1 bath	686 Sq. Ft.		2 Available
The Congress	\$1184 - \$1214	\$1184 - \$1214	1 bed / 1 bath	718 Sq. Ft.		2 Available
The Court	\$1184 - \$1214	\$1184 - \$1214	1 bed / 1 bath	718 Sq. Ft.		2 Available
The Main	\$1235 - \$1265	\$1235 - \$1265	1 bed / 1 bath	790 Sq. Ft.		1 Available
The Rialto	\$1273 - \$1303	\$1273 - \$1303	1 bed / 1 bath	815 Sq. Ft.		2 Available
The Fox	\$1354 - \$1384	\$1345 - \$1384	1 bed / 1 bath	815 Sq. Ft.		Availability Alert

* Pricing and availability are subject to change.

** SQFT listed is an approximate value.

*** Affordable housing guidelines apply.



DESCRIPTION

One East Broadway offers residents a unique opportunity to live on the top floors of a transit oriented mixed-use development in the heart of Downtown Tucson. This exciting property features 11 different and unique one and two bedroom floorplans. All units feature balconies, spacious floor plans, 10 ft ceilings and full sized washers and dryers.

Apply Now

Availability

Facebook

Floor Plans

Location Map

Map And Directions

Parking Policy

Photos

Print Brochure

Ratings & Reviews

Request Information

SMS Terms and Conditions

OFFICE HOURS

Mon - Sun: By Appointment

ADDRESS

1 East Broadway
Tucson, AZ
85701

CONTACT US

Phone: (520) 792-4000
Fax: (520) 798-1980



HERBERT
RESIDENTIAL

(<http://herbertliving.com>)

 (tel: +15207775771)

About HERBERT

The Herbert provides the best of downtown Tucson. Striking new studio and 1 bedroom rental apartments in a quiet Armory Park neighborhood location, conveniently located just one block from the modern streetcar and downtown's restaurants, bars and cultural attractions.

AMENITIES

Love to exercise? Hard core techie? Want to meet and mingle with your neighbors? Then you'll be happy to call the Herbert home with our top-notch amenities:

- Our workout rooms are conveniently located on the first floor so you can get a great workout without leaving home. The rooms will include cardio, weights and other great extras to meet the needs of any exercise regime.
- Need to print something in a flash? Stop by our free wi-fi lounge and use the Herbert's printing station to get your project done on time.
- While you are there, grab a cup of free coffee. And no – it won't be that same old tired "office coffee" that has been sitting for three hours. Only the freshest, tastiest coffee for Herbert residents!
- Each floor at the Herbert has its own laundry room so you won't have to compete with the whole building for a washer or dryer on laundry day.

HISTORY

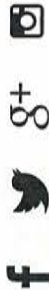
Who's Herbert? If you've lived in Tucson for a while, chances are the Drachman family name will sound familiar. Herbert is Herbert Drachman. His father, Samuel Drachman, bought the block between Broadway, Fifth Avenue and Ochoa Street for \$48 around 1880 and named the street to the east Herbert Avenue for his son.

Fast forward to 1973, which is the year the City of Tucson constructed the Armory Park Apartments along with the neighboring Armory Park Center. In 2011, the owner of the Armory Park Apartments declared the building "obsolete" and "not a feasible project to invest in." With these challenges, the former Armory Park Apartments were on track to become an aging, empty building – until Holualoa Companies and Peach Properties partnered to harness the building's potential as modern, stylish residential housing in the downtown core.

Together, Holualoa and Peach stripped the building down to bare bones and rebuilt it with brand-new interiors, new floor-to-ceiling windows and a chic lobby and amenity package.

[Online Application \(http://herbertliving.com/apply/\)](http://herbertliving.com/apply/)

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(<http://www.herbertyouareherbert.com>)

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We'll keep your information private and will only send you occasional updates about Herbert. You can unsubscribe at any time.

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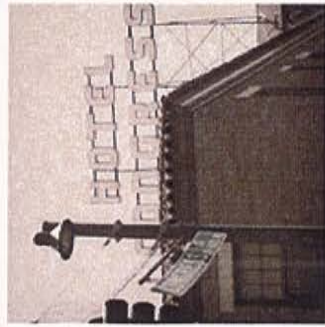
520.777.5771

202 E. 12th St.

THE CADENCE

HOME OUR APARTMENTS CURRENT RESIDENTS CONTACT

NOW LEASING FOR
AUGUST 2014
RESERVE YOUR
APARTMENT
★★★ Today! ★★★★★



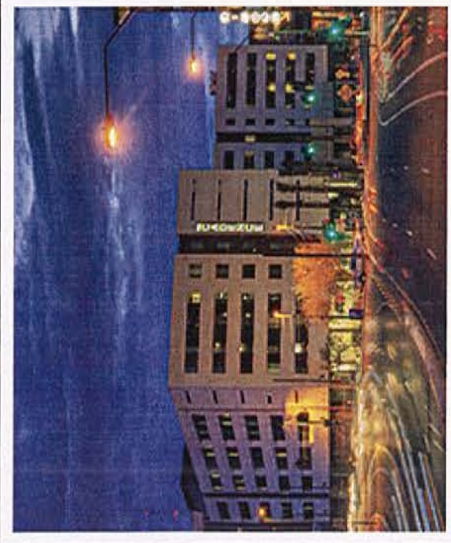
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ONLINE

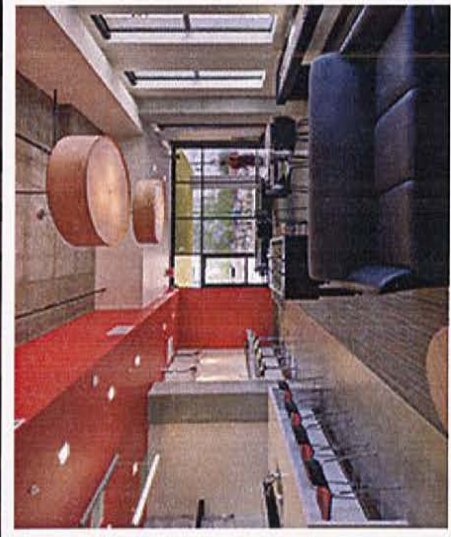
CLICK HERE >
TO REQUEST MORE INFORMATION ON THE CADENCE

TAKE OUR VIRTUAL TOUR!



COMMUNITY MAP

SEE MAP



AMAZING AMENITIES

CHECK THEM OUT



PARENT'S CORNER

LEARN MORE

Apartments for Rent in Tucson, AZ – Apartments University of Arizona – Off Campus Housing Tucson – Student Housing at the U of A

THE
CADENCE
AFFILIATED WITH  THE UNIVERSITY
OF ARIZONA

350 EAST CONGRESS ST. TUCSON, AZ 85701 [EMAIL US](#) PH: (520) 882-0777 FX: (520) 882-0888



THE CADENCE and PLAZA CENTRO RETAIL
Economic Development Incentive Application
Government Property Lease Excise Tax (GPLET)
March 29, 2013



Table of Contents

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2.	Project Description
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Exhibit A.	Proforma Financial Statement

1. Project Application Summary

Applicant Name:	Tucson Properties I, LLC c/o Capstone Development Partners, LLC, its managing partner
Street Address:	402 Office Park Drive, Suite G50
City, State, Zip:	Birmingham, Alabama 35223
Telephone:	205.914.1642
Email:	bmckee@capstonemail.com
Project Name:	The Cadence and Plaza Centro Retail
Project Street Address:	345 and 350 East Congress Street
Project City, State, Zip:	Tucson, Arizona
Project Location:	The Project is located at the intersection of E. Congress St, Broadway St., and 4 th Avenue in Downtown Tucson, Arizona.
Development Type:	The Project is a mixed-use development consisting of 196 units / 456 beds of multi-family residential - student housing, and approximately 20,000 square feet of street front retail and commercial space.
Development Size:	217,690 gross square feet of improved property.
Project Description:	The Cadence/Plaza Centro is a new mixed-use student housing and retail development located in the heart of downtown Tucson. The project is being developed by Capstone Development Partners, LLC and OasisTucson, Inc., collectively known as Plaza Centro Development, LLC. The development team was selected to partner with the University of Arizona to develop the Project as an off-campus privately owned student housing project that is sanctioned by UA and identified as an affiliated student housing project alongside the University's other on-campus housing offerings.
Incentives Requested	Government Property Lease Excise Tax (GPLET) for the entire project.
Total Project Costs:	\$34,233,673
Developer Equity:	\$8,258,859
Construction Loan:	\$25,974,814
Lender:	Bank Of the West
Loan Guarantor:	Capstone Development Partners, LLC and Michael Mouron, its Chairman



2. Project Description

The Cadence/Plaza Centro development occupies two parcels of land located on the north and south side of Toole Avenue, and between Congress and Broadway Streets in downtown Tucson. The two parcels of land total approximately 2.47 acres. The South parcel contains 46,732 square feet of land area, and the North parcel contains 60,870 square feet of land area. The site is zoned OCR-2, which provides for high-rise development with a mix of uses including office, commercial and high-density residential. Both parcels of land were previously owned by the City of Tucson, and purchased by Tucson Properties I, LLC through a development agreement between the City and Oasis Tucson. The Development Agreement provided for the rights to purchase the fee simple title of the South site and the platted condominium spaces on the North site. The North site will integrate both public and private improvements into a seamless project. The City of Tucson has constructed and will continue to own and manage a public parking garage ("Garage") with approximately 380 spaces located on the North site. The Development Agreement, and subsequent Parking Agreement, with the City define the terms for the Centro Garage which provide for an allocation of half of the total parking spaces for the exclusive use of The Cadence/Plaza Centro residents, and annually permitted at prevailing market rates.

The Cadence/Plaza Centro includes two distinct buildings on the north and south sides of Toole Avenue. Including both project sites, the Project will accommodate approximately 196 units / 456 beds within a mix of 1-, 2-, 3-, 4- and 5-bedroom apartment units specifically designed for and targeted to an older, more mature student population (non-freshman undergraduate & graduate students) at the University of Arizona. All units will be accessible via elevators with selected units fully ADA accessible. Each unit will have a common living area, dining area, kitchen, and laundry space. The Project has an Affiliation Agreement with the University of Arizona, a reciprocal agreement that provides for off-campus, high-quality housing for its students that is managed and maintained to a University defined standard, in return for a sanctioning of the Project by the U of A and assistance with advertising and marketing of the facility to its students. The Cadence/Plaza Centro project is the first (and only) affiliation that the University has made with an off-campus student housing project and provides an additional avenue for the University to expand its increasing presence in Downtown Tucson in support of the City's redevelopment efforts.

As part of a mixed use development, the buildings include ground floor retail space, upscale common amenity features to serve the student population, as well as public/open spaces that will serve as an amenity for both occupants and the general public. The south building is five-stories of residential units over a concrete podium. The ground floor includes approximately 10,000 square feet of street front retail, a residential lobby with management and leasing offices, over 15,000 square feet of indoor/outdoor amenity features and large public plazas with art/sculpture installations. The north building is three-stories of residential units on top of the City of Tucson owned parking garage which is itself a four-story structure. The ground floor includes approximately 10,000 square feet of street front retail and office space.



3. Incentives Requested - GPLET

We are requesting the economic incentive of a Government Property Lease Excise Tax (GPLET) for the property. The Project Team has been working with the City of Tucson since June 2011 to get the approvals necessary to apply the GPLET to The Cadence/Plaza Centro project. In December 2011, the City of Tucson determined that they did not have the appropriate "central business district" established to execute a GPLET. Thus, the City needed to take a step back and define and establish the central business district through a public process. On February 28, 2012 Mayor & Council approved the boundary map for the central business district, and approved a timeline for the public notification process required for such action. On Tuesday April 17, 2012 the central business district was on Mayor & Council's agenda and received its final approval. Per statutes, "A city or town shall not APPROVE or enter into a development agreement or lease for a government property improvement within one year after the designation of the central business district in which the improvement is located." Upon approval of the central business district in April 2012, we entered into a 12 month waiting period until our GPLET lease or development agreement could be ultimately approved by Mayor & Council. Thus, we had no choice but to wait 12 months until this provision elapsed.

In a typical GPLET process a project would receive approval for a GPLET prior to beginning construction. However, based on a number of extenuating circumstances related to project timing, the Project Team had to move forward with the construction of the Project without an approved GPLET, **and at considerable risk to the Project Team**. Several factors contributed to our decision to move forward. First, the City of Tucson's development and delivery of the new Modern Streetcar would have a significant impact on our project site subsequent to its completion and commencement of operation. Waiting until Spring of 2013, when the GPLET could be formally approved, to begin construction, would have us to build within the confines of electrified cables and an active streetcar. This alone would have made the construction logistics of our project exponentially more difficult and significantly more costly. Second, construction costs were on the rise throughout 2012 and interest rates were at all-time lows. The potential risk of escalating construction costs and uncertainty with interest rates was too much for the Project Team to risk as the project had a very tight budget to begin with. Third, the University of Arizona expected in their selection (and affiliation) with The Cadence/Plaza Centro project that the project would be completed by the start of the Fall 2013 semester and the City was witnessing a renaissance of the downtown region that this project could positively impact and we had every desire and intention of supporting. Given these considerations and our desire to support the efforts of the UA and the City of Tucson's redevelopment objectives the Project Team elected to make the decision to move forward with the development of Phase I without the full confidence that a GPLET would be granted despite the possible substantial financial implications to the development team and the project. A phase II remains a possibility. Should Phase I receive a GPLET and lease successfully, as is projected, the development team will continue its negotiations that could lead to a Phase II development for another 300+ students should the City and the University so desire as was originally discussed.

However, based on several conversations regarding the GPLET with the Mayor, individual City Council members, and City staff at the time, the desire to commence this project during the redevelopment upswing and the resultant overwhelming support of The Cadence/Plaza Centro project was apparent and gave the Project Team and its investors the confidence that we needed to move forward when we did and provided us with reasonable optimism that we would be able to achieve the GPLET when appropriate, as the project was originally modeled.



4. Capital Investment in the Project and Details of Financing

The close of financing for the Project occurred on October 30, 2012, and includes \$8,258,859 in developer equity from both Plaza Centro Development, LLC (Capstone Development Partners and OasisTucson, Inc.), and Kayne Anderson Real Estate Partners II, LP, collectively known as Tucson Properties I, LLC. A loan to finance construction and other costs of the project was secured through Bank of the West in the amount of \$25,974,814. The construction loan is 100% guaranteed by Capstone Development Partners, LLC and its chairman Michael Mouron.

If desired, Investor and Loan Agreements can be made available upon request.

5. Proforma Financial Statements

Please find the proforma financial statements attached at the end of this application as Exhibit A.

If desired, additional financial information can be made available upon request.

6. Site Control

The South site (350 E. Congress Street) is owned fee simple by Tucson Properties I, LLC, acquired from the City of Tucson on October 30, 2012.

The North site (345 E. Congress Street) is under a condominium ownership regime, which includes twelve (12) distinct condo units. Units 1-5 (parking garage) are owned by the City of Tucson, Units 6-11 (residential/retail) are owned by Tucson Properties I, LLC. The condominium regime is controlled through a Condominium Declaration executed on October 30, 2012, and is managed by an Owner's Association represented by each of the owners of the property.



7. Project Implementation / Timeline

The Cadence/Plaza Centro development team began working on the design of the Project in early 2011 and began construction on July 1, 2012. The development team consists of seasoned professionals in real estate development and mixed-use residential and retail design and construction. The anticipated delivery date of the residential component Project will be in early August 2013, with retail opening between the 3rd quarter 2013 – 2nd quarter 2014. The following are the primary milestones for the Project:

April 2012	Development Plan Approval
July 2012	Construction Commencement
October 2012	Acquisition of Property and Construction Loan Closes
January 2013	Topping out of both sites complete
July 2013	Certificate of Occupancy (anticipated)
August 2013	The Cadence Residential Move-In
September 2013 – March 2014	Plaza Centro Retail / Commercial Opening



8. Organization/applicant capacity/experience

Tucson Properties I, LLC is the partnership formation of Capstone Development Partners, LLC and OasisTucson, Inc. (together a limited partnership known as Plaza Centro Development, LLC), and Kayne Anderson Real Estate Advisors (“KAREA”) as the ownership entity of The Cadence/Plaza Centro. Capstone Development Partners is the managing partner.

Capstone Development Partners, LLC is a real estate development company exclusively focused on working with colleges and universities. CDP, as a Capstone Company, has been helping colleges and universities overcome real estate development and housing challenges for more than 22 years. Over the years Capstone has arranged more than \$1 Billion in taxable debt and equity, and nearly \$2.5 Billion in tax-exempt financing for our student residential projects. We have built our reputation on collaborating with schools and municipalities, respecting the unique culture and context of our partners and working hard to establish creative solutions that align the interests of the municipal, private and university project stakeholders inclusive of housing and student life professionals, finance executives, presidents, facilities personnel and the many others involved in development on or near a college campus.

Capstone is a privately-held company. Our principals believe real estate is an industry best guided by decisions considerate of the long term implications. As a company, we value nothing more than our clients, our reputation and our employees and have brought those values to developments totaling more than 40,000 student beds on/around campuses across the country..

OasisTucson, Inc. is a Tucson-based development company focused on projects that impact the fabric of Tucson. OasisTucson through its companies OT Kino and OT Alegria have been working on the redevelopment of the eastern gateway to downtown Tucson for over five years. This effort has included significant collaboration with the City of Tucson on the Fourth Avenue Underpass and the Centro Public Garage. In conjunction with Capstone, OasisTucson also secured the affiliation agreement with the University of Arizona to expand the U of A’s footprint in downtown Tucson and helping the Plaza Centro project come to fruition. Within Tucson and on the homebuilding front, OasisTucson, as Mesquite Homes, is active in six subdivisions and has worked closely with Old Pueblo Community Services to provide subsidized housing within their market rate subdivisions. Selling approximately thirty homes a year, OasisTucson works collaboratively with the city and neighbors to create win-win infill development scenarios. OasisTucson is also involved in the redevelopment of Summerhaven on Mount Lemmon after the devastating fires of 2003-2004 and opened the Sawmill Run Restaurant in 2012. This year OasisTucson is reopening the iconic Saguaro Corners adjacent to Saguaro National Park with strong support from the Park and Pima County. OasisTucson is development done the Tucson way.

Kayne Anderson Real Estate Advisors (KAREA) is a private equity firm that invests primarily in off-campus student housing. KAREA is one of the five largest owners of student housing in the country and is actively seeking student housing real estate assets of 500 or more beds in close proximity to large public universities with strong student enrollment growth. KAREA has two funds with commitments of more than \$700 million. KAREA is part of Kayne Anderson Capital Advisors, L.P., a \$15.5 billion investment management firm with more than 25 years of successful experience in the energy, infrastructure, growth capital, real estate and middle market credit sectors.

9. Number of jobs created

As the Cadence/Plaza Centro project is already under construction and many jobs have already been created due to the project. Approximately 310 construction jobs have been created by the Project, 46% percent of which are estimated to be local jobs.

Additionally, once operational both the retail and residential components of the Project will create approximately 100 FTE jobs (Retail 88 FTE, Residential 12 FTE). See chart below.

10. Estimated increase revenue to the City

Estimated increase in revenues the City will see from this Project is anticipated to be approximately \$629,092. See chart below.

Retail						
Name	Business	Square Feet	\$Sales/Foot	\$ Ann Sales	Employees (FTE)	Sales Tx 9.10%
North-A 1 mgr, 4 staff, 2 asst x 1.5	Market	4590	200	918,000	11	83,538
North-B 1 mgr, 1 staff, 1 asst x 1.0	Retail	1717	200	343,400	3	31,249
North-C Capacity 50, 2 kit, 1 asst, 2 wait, 1 mgr x 2	Pizza	1044	600	626,400	12	57,002
North-D 2 staff, 1 mgr x 1.5	Yogurt	993	200	198,600	5	18,073
North-E 2 barista, 1 mgr, 1 asst x 2	Coffee	1163	700	814,100	8	74,083
North-common		468				
South-A Capacity 200, 2 bar, 3 wait, 1 security, 1 mgr, 1 asst, x 2	World of Beers	3004	650	1,952,600	16	177,687
South-B Capacity 120, 1 bar, 2 wait, 1 security, 1 mgr, 1 asst x 2	Rialto Annex	1692	500	846,000	12	76,986
South-C Capacity 120, 4 kit, 6 wait, 1 asst, 1 mgr x 1.5	Restaurant	2516	400	1,006,400	18	91,582
South-D 1 mgr, 1 staff, 1 asst x 1.0	Retail	1038	200	207,600	3	18,892
South-common	1419 + non-common 369 pool equip and equip					
Total FTE Jobs / Sales Tax - Retail		19644		6,913,100	88	629,092
Residential						
Residential 1 mgr, 2 asst mgr, 2 maint tech, 20 hrly staff					12	
Total FTE Jobs - Residential					12	

11. Economic benefits to the community

The Cadence/Plaza Centro project will provide for the further revitalization and improvement of downtown as a destination for business, residential, and entertainment venues for the community. The first phases of The Cadence will be home to nearly 500 individuals that will bring a 24 hour population to the downtown district. These student populations, particularly upper division students, are a vibrant and economically sound population that will provide financial benefits to an array of business types that they will support and need while living in the Cadence. According to the 360 Youth College Explorer Study, conducted by Harris Interactive during the fall 2003 semester, U.S. college students ages 18 to 24 have \$122 billion in spending power, including \$24 billion in discretionary spending. *These figures translate to \$13,000 in annual spending per student, 19% of which is discretionary income (\$211 per month).*

The Project will contribute to and enhance the safety and security of downtown and will ultimately become a central gathering point that will significantly improve the vibrancy of the eastern end of downtown. The Project's one-of-a-kind gateway location sits at the eastern end of downtown and the terminus of the 4th Avenue business district, and will naturally make this development the hub of activity, connecting the restaurants, bars and shopping of downtown and 4th Avenue.



The Project will also help to promote the significant public investment in downtown by introducing mixed uses including commercial and high density residential that encourage further development activity in downtown Tucson. The Project also helps to yield revenue on public investment by providing residential and daily parking revenues for the Centro and other parking garages in downtown.

The Project is a transit oriented development and straddles the modern streetcar alignment, including a northbound stop at its doorstep. The modern streetcar will provide a strong connection between the Project, the economic centers in downtown and 4th Avenue and the University. The residents of the modern streetcar will undoubtedly utilize the modern streetcar to get around town and will provide a convenient and sustainable transportation option to and from campus.

Additionally, the Project contributes to the UA's 2009 Comprehensive Campus Plan and sets the stage for an expanded vision for the campus and the Tucson community. This vision is advanced by the planned Tucson Modern Streetcar that will connect the UA campus with downtown. This theme is being expressed in many ways, from new UA programs downtown to engage the business and professional community, to mixed-use projects like The Cadence/Plaza Centro. UA recognizes that it can serve as a positive catalyst for development and redevelopment along the modern streetcar route by extending itself beyond its campus boundaries and is seeking opportunities to engage the community and encourage collaborative partnerships, which will provide for a strong connection between the campus and the city center. Hence the University's issuance of their RFP and selection of this Development Team and The Cadence/Plaza Centro project to contribute to carrying out that vision.

12. Effort to include local contractors and subcontractors

The development team has attempted to utilize local contractors and subcontractors to the greatest degree possible. Our bidding and selection of qualified contractors included local Tucson subcontractors for each trade whenever possible. Twelve (12) subcontractors on the job are local to Tucson, with a combined contract value of over \$6 Million. Additionally, the contractors on the Project are employing approximately 144 local workers on the job, which translates to about 46% of the total jobs for the Project.

In addition, we would anticipate that all retail/commercial tenant improvements will be constructed by local contractors.

13. Effort to build to green building standards

The Project incorporates a number of sustainable features:

Environmentally Responsible Building

- Urban infill, mixed-use, transit-supportive project: modern streetcar and several bus lines in close proximity to the building.
- Optimizes climatic conditions through site orientation.
- High performance building envelope, utilizing passive strategies including external shading elements.
- Bicycle parking available for residential and retail tenants.
- Water efficient landscaping, including native and drought-tolerant species and high efficiency irrigation technology.
- Compliance with dark sky requirements to eliminate light pollution.

Indoor Air Quality

- Specified many low toxicity building materials and finishes, such as carpeting, paint, etc.
- Operable windows allow for natural ventilation and individual control.
- Safer, environmentally responsible janitorial services and green cleaning program.

Energy Efficiency

- High efficiency glazing to reduce solar heat gain.
- Increased wall insulation throughout the building.
- Programmable thermostats for all regularly occupied spaces.
- Operable windows in each unit.

Resource Efficiency

- Interior recycling and sorting facility for residents.
- Specified and procured materials that contains recycled content.
- Specified and procured materials manufactured from regional sources.
- Specified the re-use of existing site materials.

Water Efficiency

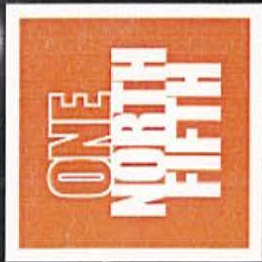
- Low-flow toilets in residences.
- Low-flow efficient bath fixtures in residences.
- Passive water harvesting for landscape irrigation.



EXHIBIT A
PROFORMA FINANCIAL STATEMENT

PROJECT BUDGET									
Sources				Uses					
Construction Loan				Project Costs					
Construction Loan	\$ 25,974,814			Land Acquisition Costs	\$ 2,073,459			6.06%	
				Construction Direct Costs	\$ 22,094,260			64.54%	
				Furniture / FF&E	\$ 1,679,400			4.91%	
Equity				Architect & Engineer Fees/Costs	\$ 1,126,220			3.29%	
Development Fee*	\$ 1,265,574			City Permit / Impact & Utility Fees	\$ 1,823,500			5.33%	
Standard Equity	\$ 6,993,285			Insurance (Builders Risk & 1st Yr Prop/Liab)	\$ 165,381			0.48%	
				Broker and Other Fees	\$ 300,000			0.88%	
Sub - Total Equity	\$ 8,258,859			Retail Broker Commissions	\$ 215,000			0.63%	
				Development / Management Team Reimbs.	\$ 1,096,038			3.20%	
				Financing - Closing Costs	\$ 675,925			1.97%	
				Construction Period Interest	\$ 453,342			1.32%	
				Development Fees	\$ 1,265,574			3.70%	
				Project Contingency	\$ 1,265,574			3.70%	
				Sub - Total	\$ 34,233,673			100.00%	
Total Sources	\$ 34,233,673			Total Uses	\$ 34,233,673				
*Development fee is contributed as equity									

ANNUALIZED CASH FLOW									
Rent Growth	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Other Income Growth	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	
Gross Rents	\$ 4,206,180	\$ 4,332,365	\$ 4,462,336	\$ 4,596,206	\$ 4,734,093	\$ 4,876,115	\$ 5,022,399	\$ 5,173,071	
Vacancy Loss	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
	\$ (210,309)	\$ (216,618)	\$ (223,117)	\$ (229,810)	\$ (236,705)	\$ (243,806)	\$ (251,120)	\$ (258,654)	
Other Income	\$ 104,136	\$ 107,260	\$ 110,478	\$ 113,792	\$ 117,206	\$ 120,722	\$ 124,344	\$ 128,074	
Retail (see retail proforma)	\$ -	\$ 231,275	\$ 414,421	\$ 429,540	\$ 440,510	\$ 453,725	\$ 467,337	\$ 481,357	
Effective Gross Income	\$ 4,100,007	\$ 4,454,282	\$ 4,764,118	\$ 4,909,728	\$ 5,055,104	\$ 5,206,757	\$ 5,362,960	\$ 5,523,849	
Operating Expense Growth	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
Payroll Expense Growth	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	
Residential Operating Expenses									
Rental Expenses	\$ 54,500	\$ 56,135	\$ 57,819	\$ 59,554	\$ 61,340	\$ 63,180	\$ 65,076	\$ 67,028	
Payroll Expenses	\$ 292,740	\$ 304,450	\$ 316,628	\$ 329,293	\$ 342,464	\$ 356,163	\$ 370,409	\$ 385,226	
Operating Administrative Expense	\$ 181,200	\$ 186,636	\$ 192,235	\$ 198,002	\$ 203,942	\$ 210,060	\$ 216,362	\$ 222,853	
Common Area Expenses	\$ 68,650	\$ 70,710	\$ 72,831	\$ 75,016	\$ 77,266	\$ 79,584	\$ 81,972	\$ 84,431	
Grounds Expenses	\$ 15,000	\$ 15,450	\$ 15,914	\$ 16,391	\$ 16,883	\$ 17,389	\$ 17,911	\$ 18,448	
Utilities	\$ 286,720	\$ 295,322	\$ 304,181	\$ 313,307	\$ 322,706	\$ 332,387	\$ 342,359	\$ 352,629	
Interior Unit Expenses	\$ 74,650	\$ 76,890	\$ 79,196	\$ 81,572	\$ 84,019	\$ 86,540	\$ 89,136	\$ 91,810	
Maintenance	\$ 15,500	\$ 15,965	\$ 16,444	\$ 16,937	\$ 17,445	\$ 17,969	\$ 18,508	\$ 19,063	
Insurance	\$ 65,000	\$ 66,950	\$ 68,959	\$ 71,027	\$ 73,158	\$ 75,353	\$ 77,613	\$ 79,942	
Property Taxes	\$ 350,000	\$ 360,500	\$ 371,315	\$ 382,454	\$ 393,928	\$ 405,746	\$ 417,918	\$ 430,456	
Reserves	\$ 50,160	\$ 51,665	\$ 53,215	\$ 54,811	\$ 56,456	\$ 58,149	\$ 59,894	\$ 61,690	
Total Residential Operating Expenses	\$ 1,454,120	\$ 1,500,671	\$ 1,548,736	\$ 1,598,364	\$ 1,649,608	\$ 1,702,521	\$ 1,757,158	\$ 1,813,577	
Retail Operating Expenses	\$ 22,331	\$ 94,078	\$ 96,430	\$ 98,841	\$ 101,312	\$ 104,351	\$ 107,482	\$ 110,706	
Net Operating Income	\$ 2,623,556	\$ 2,859,533	\$ 3,118,953	\$ 3,212,523	\$ 3,304,184	\$ 3,399,885	\$ 3,498,320	\$ 3,599,566	
Return on Total Capital	7.66%	8.35%	9.11%	9.38%	9.65%	9.93%	10.22%	10.51%	
Cash Flow Before Debt Service	\$ 2,623,556	\$ 2,859,533	\$ 3,118,953	\$ 3,212,523	\$ 3,304,184	\$ 3,399,885	\$ 3,498,320	\$ 3,599,566	
Debt Service on Bank Loan	\$ (1,689,250)	\$ (1,689,250)	\$ (1,689,250)	\$ (1,689,250)	\$ (1,689,250)	\$ (1,689,250)	\$ (1,689,250)	\$ (1,689,250)	
Debt Service Coverage Ratio	1.55	1.69	1.85	1.90	1.96	2.01	2.07	2.13	
Required - Annual Equity Return	\$ (1,443,750)	\$ (1,443,750)	\$ (1,443,750)	\$ (1,443,750)	\$ (1,443,750)	\$ (1,443,750)	\$ (1,443,750)	\$ (1,443,750)	
Cash Flow After Debt and Equity	\$ (509,444)	\$ (273,467)	\$ (14,047)	\$ 79,523	\$ 171,184	\$ 266,885	\$ 365,320	\$ 466,566	
Cumulative Cash Flow (Shortage) *	\$ (509,444)	\$ (782,911)	\$ (796,958)	\$ (717,434)	\$ (546,250)	\$ (279,365)	\$ 85,955	\$ 552,521	
* Project does not cover accrued investor returns until Yr 7.									



ABOVE IT ALL

HOME OVERVIEW URBAN LIVING GALLERY FLOORPLANS APPLICATIONS

NEW. MODERN. URBAN. APARTMENTS.

Accepting Applications!

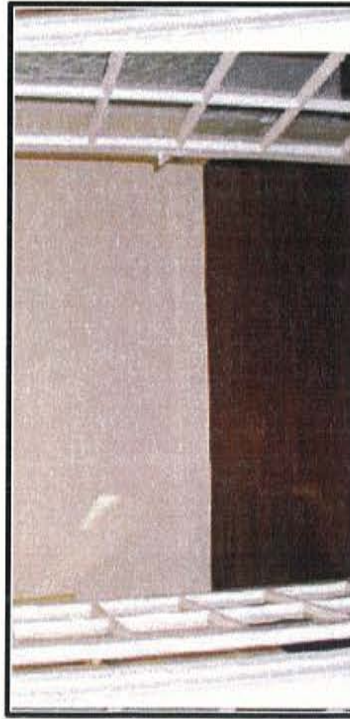
Enjoy the eclectic and colorful lifestyle found in downtown Tucson. Live in a studio or one bedroom flat with forward-thinking architectural features and citywide views found nowhere else. Secure gated-access entries lead to open gathering places and modern living areas designed with clean lines and rich textures. Stepping out to your private balcony, you breathe in beautiful relaxation . . . you're home.

Apply today and reserve your flat, the coveted views are going fast! With six levels to choose from, one is perfect for you. Applications available online.

Se Habla Español

FOR AN APPLICATION OR TO FIND OUT MORE CONTACT US AT 704.7004 OR EMAIL info@onenorthfifth.com

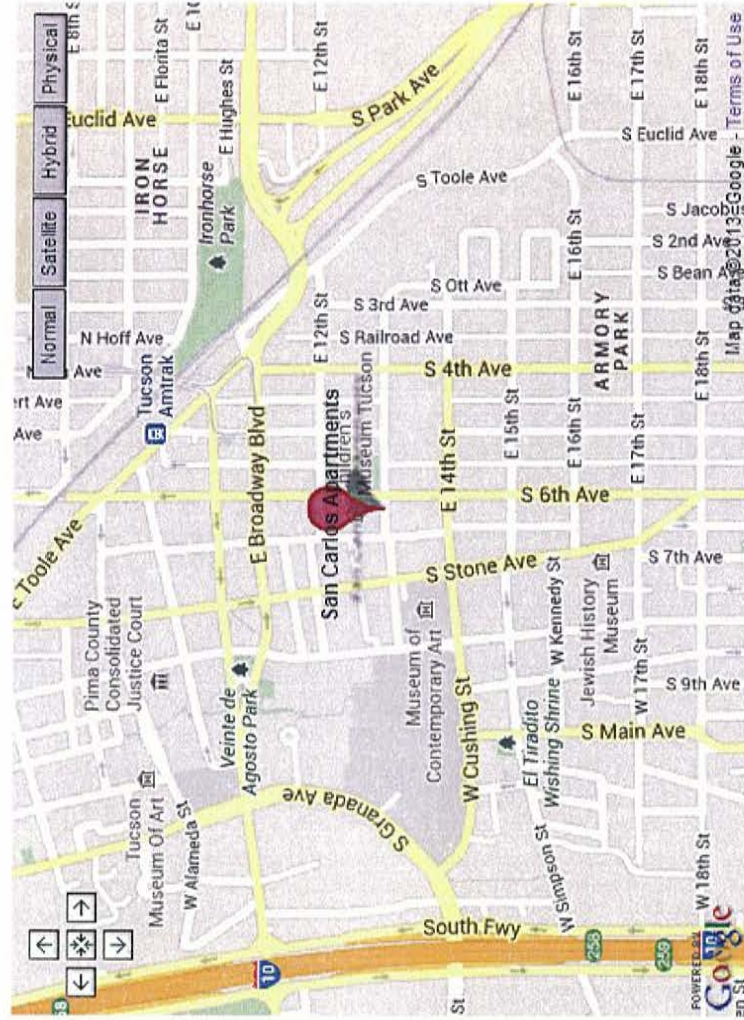
website by fat trees design studio llc

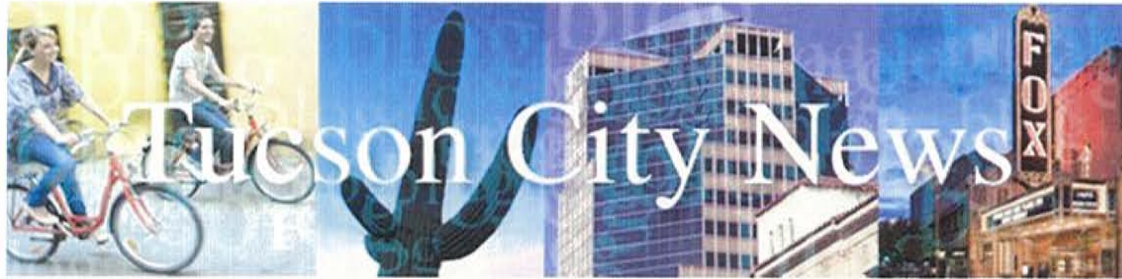


The San Carlos apartments were originally built in 1910 in historic downtown Tucson and have changed drastically over the years while keeping much of its original architecture including natural hardwood floors and high ceilings to keep you cool and provide a great space to live.

Conveniently located right in the heart of Tucson and approximately 1.5 miles from the Student Recreation Center at the University of Arizona, Bus Station and Pima Community College you have many options and ease of access to a lot of what Tucson has to offer - Including restaurants, bars, theatres, parks, Tucson's largest library, and museums.

Have peace of mind staying in downtown Tucson with all our security features including but not limited to: security gates on all entrances; on site management/security; security doors on apartments; and well lit property that is patrolled regularly. Apply now!





Oct. 15 Dedication Ceremony for Martin Luther King Apts.

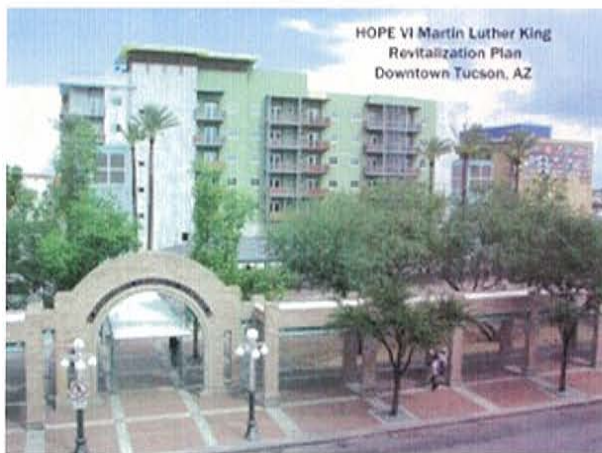
by [Michael Carson](#) on Oct. 06, 2010, under [Uncategorized](#)

A dedication ceremony for the new Martin Luther King [Apartment](#) Building at Depot Plaza will take place on Friday, October 15, 2010, at 10:00 a.m. at 55 N. 5th Avenue (between Congress and Pennington Streets).

The new 6-story building is Tucson's first high density, mixed-use, mixed-affordability housing and commercial development along the modern street [car](#) line.

The [U.S. Department of Housing and Urban Development](#) (HUD), the [Arizona Department of Housing](#), the [City of Tucson](#), and [Pima County](#) are partners in this project and representatives from these organizations will be speaking.

In the future, there will be a public plaza and a public art piece constructed by Joe O'Connell of [Creative Machines](#), representing the statement from Martin Luther King Jr.: "The arc of the moral universe is long, but it bends towards justice."



The new Martin Luther King Apartment Building and improvements to the adjacent Arizona Avenue were funded with \$23 million from seven different sources, and are part of the City's third HOPE VI project in the last decade. HOPE VI projects have leveraged in excess of \$215 million for the City of Tucson, which includes private sector investment. [HOPE VI](#) is a federally-funded, neighborhood

revitalization program designed to create new housing opportunities and activities that promote resident quality of life.

Highlights and project information for the Martin Luther King Apartments at Depot Plaza are posted [online](#).

The City's [Department of Housing and Community Development](#) is taking applications for a site-based waiting list for this 68-unit building, which will house seniors and persons with disabilities who live on limited incomes. Persons interested may call Christina or Maria at 791-4742. Tenants will be moving in the beginning of November.

For information on ADA-related accommodations for this event, call 791-4171.

DOWNTOWN TUCSON DISTRICTS

- SENTINEL
- CONVENTION
- PRESIDIO
- CONGRESS ST.
- 4TH AVENUE
- MAIN GATE

Tucson Modern Streetcar under construction; expected to be operational in 2013.

SHOWING ALL

Art Galleries

- Arts Marketplace**, 403 N. 6th Avenue, (520) 882-3988
- Carly Quinn Designs**, 403 N. Sixth Avenue, (520) 271-3155
- Central Arts Gallery**, 119 E. Toole Avenue
- Central Tucson Gallery Association**, (520) 629-9759
- Conrad Wilde Gallery**, 210 N. Fourth Avenue, (520) 622-8997
- Davis Dominguez Gallery**, 154 E. Sixth Street, (520) 629-9759
- Dinnerware Contemporary Art Gallery**, 119 E. Toole Avenue, (520) 792-4503
- Etherton Gallery**, 135 S. Sixth Avenue, (520) 624-7370
- Etherton Gallery**, 135 S. Sixth Avenue, (520) 624-7370
- George Strasburger Gallery/Studio**, 174 E. Toole Ave., (520) 882-2160
- Got All Your Marbles/Studio 220**, 220 E. Congress Street, (520) 628-1422
- Obsidian Gallery**, 410 N. Toole Avenue, #120, (520) 577-3598
- Philabaum Glass Studio & Gallery**, 711 S. Sixth Avenue, (520) 884-7404
- Platform Gallery**, 439 N. Sixth Avenue, (520) 882-3886
- Raices Taller 222 Art Gallery**, 218 E. Sixth Street, (520) 881-5335
- Sacred Machine Museum and Curiosity Shop**, 245 E. Congress Street, Ste. #123, (520) 777-7403
- Solar Culture Gallery**, 31 E. Toole Avenue, (520) 884-0874
- Temple Gallery at Temple of Music & Art**, 330 S. Scott Avenue, (520) 624-7370
- The Drawing Studio**, 33 S. Sixth Avenue, (520) 620-0947
- The Gallery at 6th & 6th**, 439 N. Sixth Avenue, Ste. #171, (520) 903-0650
- Toole Shed Art Gallery**, 191 E. Toole Avenue
- Womankraft Art Gallery**, 388 S. Stone Avenue, (520) 629-9976

Arts and Decor

- Ben's Bells Project**, PO Box 41025, (520) 628-2829

Arts & Cultural Venues

- 2nd Saturdays**
- Fox Tucson Theatre**, 17 W. Congress Street, (520) 547-3040
- Rialto Theatre**, 318 E. Congress Street, (520) 740-0126
- Santa Theresa Tile Works**, 440 N 6th Ave, 520-623-8640
- The Screening Room**, 127 E. Congress Street, (520) 882-0204
- Tucson Convention Center**, 260 S. Church Avenue, (520) 791-4101

Arts Organizations

Arts Marketplace, 403 N. 6th Avenue, (520) 882-3988

Warehouse Arts Management Organization, (520) 261-9219

Museums

Arizona Historical Society Museum, 140 N. Stone Avenue, (520) 770-1473

MOCA, 265 South Church Ave, 520.624.5019

Southern Arizona Transportation Museum, 414 N. Toole Avenue, (520) 623-2223

Tucson Children's Museum, 200 S. Sixth Avenue, (520) 792-9985

Tucson Museum of Art, 140 N. Main Avenue, (520) 624-2333

Theater and Performing Arts

Arizona Friends of Chamber Music

Arizona Onstage Productions

Arizona Opera

Arizona Theatre Company

Batucaxe, (520) 284-0185

Beowulf Alley Theatre

Broadway In Tucson

Flam Chen

New ARTiculations Dance Theatre

O-T-O Dance

Old Pueblo Playwrights

Tucson Jazz Society

Tucson Pima Arts Council, 100 N. Stone Avenue, Ste. #303, (520) 624-0595

Tucson Symphony Orchestra

Waypoint Theatre, 160 S. Scott Ave., (520) 742-9079

Fox Tucson Theatre

From Wikipedia, the free encyclopedia

(Redirected from Fox Theater (Tucson))

The **Fox Tucson Theatre** is located in downtown Tucson, Arizona, United States. The theater opened on April 11, 1930 as a performance space in downtown Tucson. It hosts a wide spectrum of events and concerts featuring a variety of performing talent, ranging from ballets, to jazz, contemporary pop, world music and rock acts.

The Fox, originally to be called "The Tower", was built in 1929 by Nicholas Damos for his Southern Arizona "Lyric Amusement" chain of theaters. Other theaters owned by the Damos Family included the Plaza Theater in Tucson and the Grand Theatre in Douglas. The Damos family story tells us this about the history:

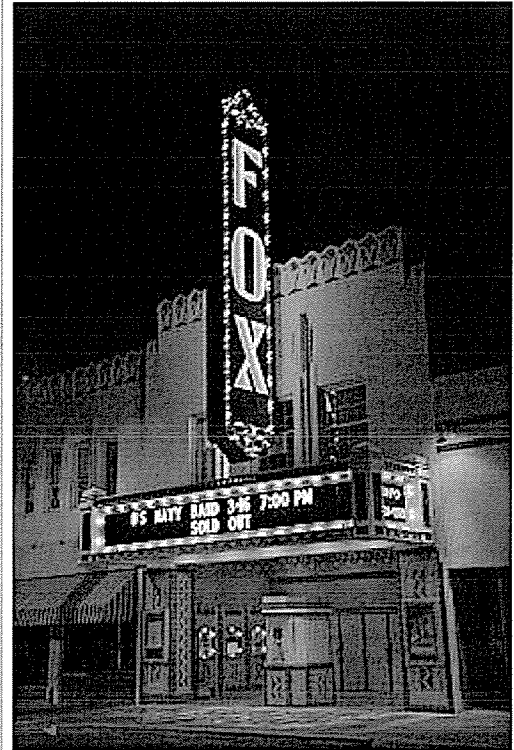
"Before the Tower theater's completion, Fox offered to buy the theater. If Nicholas would not sell to Fox, Fox said they would build a larger theater across the street, and cut distribution of their films. It was an offer Nicholas could not refuse, and so he sold the theater to Fox. Fox agreed to have the Damos brothers manage the theater".

Opening night, April 11, 1930, proved to be the biggest party the small community of Tucson had ever seen. With Congress Street closed and waxed for dancing, four live bands, a live radio broadcast and free trolley rides downtown, the party was one not to be missed. Those lucky enough to have bought tickets in advance—3,000 or so people—enjoyed the show inside as well as out. The film *Chasing Rainbows*, a Movietone short, and a Mickey Mouse cartoon were well received by both audiences that evening, and the Fox Theatre began its 40 year life as the center of Tucson's entertainment world.

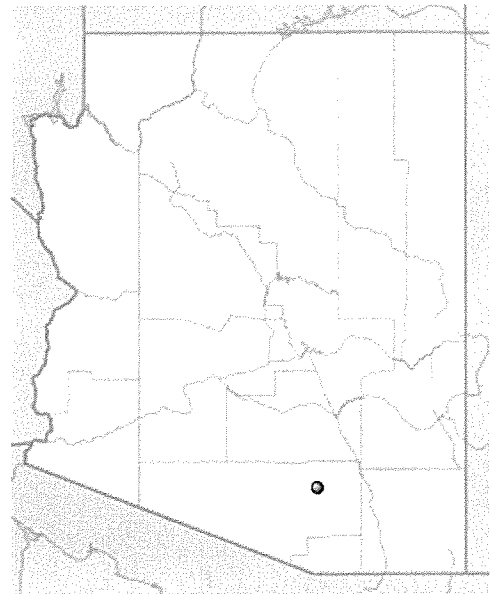
Competition from other venues, drive-ins and television conspired to end the run of popularity the Fox had enjoyed. Partial remodels of the theater left it with most of its original charm, but vanishing retail and housing downtown spelled the end in 1974. Various efforts to revive the theatre were unsuccessful, but luckily the property was spared the wrecking ball. Hidden from the view of the public for more than 26 years, the grand theater was never forgotten by its former patrons.

Fox Theatre

U.S. National Register of Historic Places



The Fox Tucson Theatre, March 2007



Location

17 W. Congress St.,
Tucson, Arizona

Contents

- 1 History
- 2 Restoration
 - 2.1 Project funding
 - 2.2 Community Support
 - 2.3 Impact
- 3 Gallery
- 4 See also
- 5 References
- 6 External links

Coordinates	32°13′25″N 110°58′18″W﻿ / ﻿32.22361°N 110.97167°W﻿ / 32.22361; -110.97167
	32°13′25″N 110°58′18″W﻿ / ﻿32.22361°N 110.97167°W﻿ / 32.22361; -110.97167
Area	0.8 acres (0.32 ha)
Built	1929
Architect	Durfee, Eugene
Architectural style	Art Deco
Governing body	Private
MPS	Downtown Tucson, Arizona MPS
NRHP Reference #	03000905
	[1]
Added to NRHP	September 12, 2003

History

The Fox Tucson Theatre is located in the heart of downtown Tucson, Arizona. The theater, a 1,200 seat 30,000-square-foot (2,800 m²) structure, is the only known example of a Southwestern Art Deco movie palace.

The Fox Theatre was originally designed to be a dual vaudeville/movie house that would include a stage, a full fly loft, and dressing rooms underneath the stage. Due to the Great Depression and the up-and-coming "talkies", there were limited opportunities to hold live plays and performances, and as such, the dressing rooms were never completed. By the time the Fox Theatre's construction was completed, the overall budget increased from \$200,000 to \$300,000, including the furnishings.^[2]

It opened on April 11, 1930, and closed on June 18, 1974. Original programming at the theater included; movies, community events, vaudeville performances and the Tucson chapter of the Mickey Mouse Club. The building, listed on the National Register of Historic Places as a "Nationally Significant Structure" is so listed due to its unique decor and special acoustical treatment, 'Acoustone', designed due to the advent of "Talkie" movies, and is the only known example of the material in existence.

Restoration

After sitting empty for 25 years, the theater, which had become home to over 40 homeless people, was nearly beyond restoration. Extensive water damage, vandalism, and neglect had conspired to keep the building dark. The owners, who had planned to demolish the Fox for a future office building, had decided to let the building slowly decay and had little interest in selling the property to anyone. Following a two-year negotiation with the property owner, the non-profit Fox Tucson Theatre Foundation was able to purchase the building in 1999 for \$250,000. Stabilization and planning for the rehabilitation/restoration began at once with a new roof being installed to stop further damage from the elements. Small restoration projects such as the repair and relighting of the original chandeliers kept the community engaged—through bi-annual open houses and special event fund-raisers. Following a six year, \$13 million rehabilitation the theatre reopened on December 31, 2005.

Elements of the restoration/rehabilitation included:

- Decorative plaster and mural restoration throughout the building

- Repair to the unique original 'Acoustone' acoustic material
- Recreation of original seat fabric, carpet pattern and light fixtures from surviving examples and photographs
- New theatrical systems (light, sound, projection) to better serve the performing arts community both locally and for touring productions
- As the theater fills an important niche in the community due to its seating capacity, the local and national performing arts community were eager for its return. Programming at the theatre includes performances of Dance, Theater, Music and Film, children's activities and community events as well as private corporate rentals.

Project funding

The Fox Tucson Theatre restoration was funded by a unique partnership of public and private dollars, and was only the second historic theater in the country to utilize the combined Historic Preservation Tax Credits and New Markets Tax Credits. Additional funding came from the City of Tucson, the United States Government, the State of Arizona, TIF funding and private donations and grants. This unique combination of funding is a model for other historic properties to follow, and the key players are currently offering their experience from the Fox project to other projects through workshops and one-on-one consultations. Without these unique funding strategies, the Fox would still be dark today.

Community Support

The community support for the project was another key aspect of its success. Over 200 volunteers were involved, and the all-volunteer Board of Directors of the Fox Tucson Theatre Foundation worked tirelessly to complete the project in support of a small paid professional staff (three full-time positions). Faced with stiff competition from other local, worthy charity activities, and, National/International philanthropy needs, the project managed to raise just under \$1 million annually towards its goal for five years. Rising construction cost escalated the cost by nearly \$500,000 annually, at which point the final City of Tucson Bond funding package was completed and approved by a 6–0 vote by the Mayor and Council in order to finish the Fox in 2005.

Impact

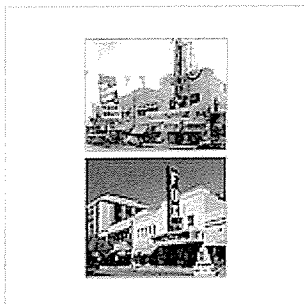
The impact of the reopened of the Fox Tucson Theatre on downtown, the larger community of Tucson, as well as the impact on Southern Arizona is profound. The Fox is on track to host to over 100 events annually, and will see over 100,000 patrons each year. Associated sales tax revenue, increases in retail and restaurant business as well as parking revenue to the downtown area will be unmatched by any other preservation project to date.

Key personnel in the project included:

- Herb Stratford – Original Fox Tucson Theatre Foundation Executive Director, Fox Tucson Theatre Foundation Founder
- Fox Tucson Theatre Foundation Board of Directors
- City of Tucson, Arizona Mayor and Council
- Rio Nuevo Multipurpose Facilities District (City of Tucson TIF project)
- Congressman Jim Kolbe^[3]

The Fox Tucson Theatre Foundation (FTTF) was incorporated in July 1999 and was formed for the express purpose of returning the theatre to the community. The Foundation is an Arizona 501(c)(3) non-profit organization formed out of the citizen's group known as the Fox Theatre Revival Committee, which began looking at ways to save the theater in 1997. This group was composed of people who wanted to see the theater restored, and re-opened. The stated mission of the Foundation is the purchase, restoration, renovation, and operation of the historic Fox Tucson Theatre. The Foundation is guided by a professional staff and is overseen by a volunteer Board of Directors.^[4]

Gallery



Fox Theatre, then and now

See also

- Rialto Theatre (Arizona)
- Plaza Theater (Tucson)

References

- ↑ "National Register Information System" (http://nrhp.focus.nps.gov/natreg/docs/All_Data.html). *National Register of Historic Places*. National Park Service. 2009-03-13.
- ↑ 'History of Fox Theatre', Fox Theatre home page (<http://www.foxtucsontheatre.org/history/>). Retrieved 2010-12-15
- ↑ Fox Tucson Theatre (<http://www.preservationnation.org/resources/case-studies/ntcic/fox-tucson-theatre.html>). Preservationnation.org. Retrieved on 2010-12-15.
- ↑ Fox Tucson Theatre (<http://www.foxtucsontheatre.org/about/board.php>). Fox Tucson Theatre. Retrieved on 2010-12-15.

External links

Media related to Fox Tucson Theatre at Wikimedia Commons

- Official website (<http://www.foxtucsontheatre.org/mainhome.php>)

Retrieved from "http://en.wikipedia.org/w/index.php?title=Fox_Tucson_Theatre&oldid=544623942"

RIALTO: A HISTORY



The Rialto Theatre
circa 1925



Balcony View of
Original Stage



1920 postcard of
Downtown



Our Screen Talks!

Toll Gate, on August 29th, 1920. Written by and starring William Hart, the film was a precursor to the type of Westerns that were frequently filmed in Tucson (although it had been shot in Sonora, California). You could say that Hart was the silent era's Clint Eastwood, and you wouldn't be stretching the truth that much. At the time, the Theatre possessed a majestic Kilen pipe organ that cost \$7500 (nearly \$80,000 in 2004 dollars) which was later shipped to the Yuma Theater (also a Harry Nace property; see below for more) as part of the Paramount revamp. The organ's music would accompany silent films. The lacunae left by the removal of the organ and its pipes are somewhat sad reminders of the Theatre's earliest era. Further accompaniment and the overture that began every show came from musicians in the smallish orchestra pit that sat in front of the stage. In the beginning, city father Emanuel Drachman owned the majority interest in the Rialto. His son Royers ("Roy") handled management duties at the Theatre for years when his father fell ill, leaving to work at another property in 1933. The Rialto had vaudeville shows every Wednesday that consisted of five different acts for the same price ("One Price House!") proclaimed some early advertisements, although that policy was later altered to put a premium on better seats). The fourth act on the bill was considered to be the star attraction and thus got the dressing room with the star on the door. This policy was somewhat altered by none other than Ginger Rogers, who was Charleston-ing her way to fame in 1925. The immensely popular dance had its roots in African-American styles and is named after the South Carolina city in which it was appropriated by whites. It was eventually supplanted by a dance called the "Black

Bottom." It is the dance from which the appellation "flapper" was derived, because practitioners appeared to be flapping their "wings." On tour with her mother after winning a national Charleston competition held in Dallas, Rogers was booked at the Rialto but not as the fourth act. She took the dressing room with the star on the door, but when she and her mother momentarily left, the fourth act that evening commandeered it from the preening interloper. Upon their return and at her mother's insistence, a star was added to the door of the dressing room to which Rogers had been relegated. Other noteworthy acts from the vaudeville era included prima ballerina Anna Pavlova, who was perhaps the world's greatest ambassador of ballet in that she sought to bring her movement poetry even to small towns like Tucson; the Sistine Choir, perhaps the oldest continuously extant musical group, which has served as the official papal chorus and was named after its home, the Sistine Chapel in Rome; and the Georgia Minstrels, a cultural oddity in that they were one of the few troupes in the history of minstrelsy that did not require blackface, as they were themselves black. Arizona movie theater mogul Harry Nace acquired a majority interest in the Theatre in the mid-1920s, which set the stage for its later sale to the Paramount-Publix chain, with which he had financial ties. Nace had stakes in theaters all over the state, including his flagship, the recently restored art-deco Orpheum in Phoenix, and a Rialto in Phoenix that had perhaps the best marquee of any Arizona theater, complete with a facade



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2013-10-03

Lupe Fiasco at the Rialto Theatre on 11/10

For the first time hip-hop artist Lupe Fiasco will be playing the Rialto Stage on 11/10 as part of his Tetsuo & Youth Preview Tour.

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Rialto Theatre

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This kid wins Halloween.
Dress up and come down to
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controversial show in the Theatre's history was the "All New Gay Paree" Revue in 1928. The touring company, consisting of a veritable army of 150 performers, staged a grand and for the times, bawdy showcase of singing, dancing and performance that sent ripples of titillation throughout Tucson. Posters for the revue featured a risqué half-naked woman (read: legs and back exposed) to which community leader Reverend R.S. Beal strenuously objected, appealing to the police department to have the posters removed. Despite Beal's machinations, and the crowd of protesters that he was able to stir up, the show indeed did go on, to huge success. The "talkie" era arrived in Tucson in the spring of 1929, in the form of the film *In Old Arizona*, which was billed as the first outdoor talking picture ever made. The film was based on O. Henry's short story "The Caballero's Way" and featured the first cinematic appearance of the classic character the Cisco Kid as its protagonist. Although much of the film takes place in Arizona, it was shot in several locations in California and Utah. The arrival of talking pictures marked the beginning of the end of the vaudeville era, as audiences found talkies so rhapsodic and spellbinding that they never looked back. In 1929, the Rialto was leased by Nace to his business associates at Paramount-Publix, which used the cinematic equivalent of the Clear Channel business model – the chain simply bought or leased every theater it could, ultimately acquiring more than 1200, and then used the leverage from that accumulation to stifle or destroy its competition. This ultimately led to a crackdown against the studio-based oligopoly that controlled theaters nationwide in the '20s, '30s and '40s. Paramount-Publix invested heavily in improvements to the Rialto. It brought in new plush seating, repainted the interior (including the gaudy murals, remnants of which are still visible despite being painted over), and added swamp cooling, a new and comparatively rare treat in the scorching desert Southwest. Roy Drachman continued to manage the Theatre until 1933, during which time he witnessed both birth (a patron gave birth in his office after going into labor while at the Theatre) and death, when another attendee simply dropped dead during a screening. And even in the '20s and '30s, bouncing was a necessity, when would-be patrons would show up drunk or attempt to sneak in. Drachman went on to manage the Fox at the other end of Congress Street until 1939. A particularly grisly incident occurred in the middle 1940s, when a piano player who was seated in the orchestra pit fell back against the concrete slab at the edge of the pit. His bench had collapsed, and the piano collapsed on top of him. He died from head injuries sustained in the accident. It is claimed in some quarters that his ghost still haunts the Theatre. In 1948, Harry Nace divested himself from any stake in the Theatre, and the Rialto name was changed to reflect the corporate ownership. The Theatre would be thereafter known as the Paramount for the next two decades. The old Rialto marquee came down in favor of a more modern Paramount marquee. The first film shown in the Paramount era was Abbott and Costello meet Frankenstein, which was portentous in that second-run movies were later blamed for the ultimate failure of the Paramount. Interestingly enough, 1948 was also the year that the Supreme Court handed down the infamous "Paramount Decree," which sought to end the vertical integration of movie studios and exhibition outlets. This ruling, not completely complied with until 1959, radically changed the motion picture business model and ended the oligopoly of the major studios, which included Paramount and Fox. It also did away with the scourge of

blacklisting, because the studios were thereafter powerless to retaliate against the showing of blacklisted works in theaters. Some noteworthy incidents during the Paramount era included a night in 1953 with strong-enough winds to cause a wall of the Theatre to sway, shaking loose some of the clay tiles out of which the Theatre is constructed. The Paramount subsequently closed for a night to assess the structural problems and make minor repairs. In 1959, the Theatre came within days of closing due to diminished ticket sales that were the result, according to Paramount executives, of being in a "forgotten alley" – the east end of downtown. In 1962, the Paramount was robbed, leaving the coffers \$1400 lighter and manager Charles E. Laughlin with a bullet in his leg. The thieves were never apprehended. The Paramount closed for good as a studio motion-picture house in 1963. According to regional ABC-Paramount (the firms had merged in the interim) supervisor Robert Reeves, who had the Theatre in his charge from 1955, there were significant problems that led to the closure – the Paramount didn't get good, first-run films, the population core of the city was sprawling away from downtown, leaving downtown with a "graveyard feeling," and the Theatre sat at the wrong end of a one-way street. Once the Broadway underpass closed, according to Reeves, "snowbirds," the region's elderly winter visitors who had consistently patronized the Theatre in prior years, were confused about how to get to there. Not so fast, said Ted Bloom of the Tucson Retail Trade Bureau. The real problem was second-run movies at the Paramount, not downtown or its configuration. In an Arizona Daily Star article which ran after the closing was announced, Bloom offered a staunch defense of downtown business, citing the number of annual downtown parking validations, among other things. "The remarks by Mr. Reeves do not make sense and show very little thought on his part. Downtown Tucson is in good shape in most areas and is not slowly dying as Mr. Reeves said. Business is good in Tucson and in downtown Tucson and prospects for the future are bright." The Theatre's 16 employees were let go, and the doors shuttered. Between closing in 1963 and 1971, the Theatre served perhaps its most unusual, least performance-oriented purpose: as a storage facility for Mitchell's Furniture Gallery. Its vast interior confines served as a warehouse for the furniture retailer. The gods of theater were not amused. The Paramount lay dormant until 1971, when businessman Edward Jacobs re-opened the Theatre as El Cine Plaza – already an extant business on West Congress street but moved in to the Theatre – with new lettering to replace the Paramount blade, which read, simply, "Plaza." El Cine Plaza was a first-run, Spanish-language movie house. However, it had strong competition from Cine Azteca, another first-run Spanish language theater that was housed in what is now the Temple of Music and Art on Scott Avenue. As a result, Jacobs turned the lease over to people who would usher in the Theatre's most infamous era. Lessors William B. Stidham and Marion Jennings, along with Theatre manager John A. Jacobs, reopened the Theatre yet again in 1973, keeping the Plaza nomenclature. But the group had no truck with

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was thusly engendered. The city of Tucson tried to get an injunction against the new lessors, claiming it wasn't related to the showing of Deep Throat. It appears Stidham and Jennings had misstated some information on their application for a business license. However, the injunction was overturned, because the City had not done due diligence to make this determination before granting the license. Next at bat was the federal government, which charged manager Jacobs with receiving an obscene film in interstate commerce. He was convicted of the charge and sentenced to six months in prison and a \$5,000 fine. However, his conviction was overturned by the 9th Circuit Court of Appeals, because the District court, in convicting Jacobs, used a definition of obscenity that did not exist when the alleged crime was committed. This ultimately led to the largely unobstructed operation of the Theatre as a porno house for five years. Amazingly enough, notorious sex performer Annie Sprinkle got her start in the blue business at the Theatre, working as a popcorn girl during showings of Deep Throat until the obscenity charge caused the Plaza to temporarily close. Sprinkle was then off to New York City, and relative fame and fortune, all due to her cervix. Beginning with Deep Throat, which was eventually seen by an estimated 54,000 people in its seven month run (an average of nearly 255 people per day!), the Theatre went on to show what are by now pornographic classics. Behind the Green Door was third, and was actually "reviewed" by Arizona Daily Star reporter Scott Carter, who now works as a producer for Real Time with Bill Maher. Also shown during this early porn era were It Happened in Hollywood, starring hirsute porn pioneers Harry Reems and Jamie Gillis, and The Devil in Miss Jones, which went on to enjoy many sequels. A memorable incident from the early '70s occurred as a result of the decision by Plaza management to advertise Deep Throat and other films on the doors of local taxicabs. This offended one particular woman so much she began to complain

incessantly, even visiting the Theatre and having to be forcibly removed. Later, after her complaints continued to be ignored, she attempted to burn the Theatre down, either by somehow breaking in after closing or by hiding within until after it closed. She poured gasoline up the balcony stairs and over all the upper balcony seats, lit it, and escaped via the fire exit at the balcony. The fire was only hot enough to burn the seats, and after sealing the upper balcony off with plywood and framing, the Plaza reopened for business the next afternoon. The upper balcony would remain boarded up until 1993. By 1978, the business climate was once again favorable for showing Spanish-language films, mostly due to the closing of Cine Azteca at the Temple. Subsequently, the lease to Stidham and Jennings expired. Edward Jacobs' son reopened El Cine Plaza after a bit of renovation and cleanup. Here, Spanish speaking audiences from all over Tucson would be greeted by emcee Joe Garcia on their way in to watch the exploits of Cantinflas, perhaps the most popular star of Hispanic cinema, in movies like El Diputado ("The Deputy"). Other well-loved actors included Pedro Infante, Maria Felix, and Ignacio Lopez Tarso, who starred in the well-regarded film Tarahumara. El Cine Plaza was also famous for showing double features, which exposed Spanish-speaking audiences to a new generation of performers such as Julio Iglesias in the early show. There was a minor fire in 1981 in El Cine Plaza, but the most cataclysmic event in the Theatre's history didn't come until January 7th, 1984. On that day, just after the start of the 6:30 screening, there was a tremendous explosion underneath the stage that could be felt blocks away. Fortunately, only one person was injured, with minor cuts. The boiler for the old Theatre had last been inspected in 1976. At some point between then and that fateful January day, someone had replaced the valve on the boiler, which was rated for 30 PSI max, with a 150 PSI max valve. The buildup in pressure was what led to the explosion, despite the early suspicion that natural gas was the cause. The destruction was extensive: the stage collapsed, as did part of the Theatre's stagehouse; a metal door on the east side of the Theatre was blown off its hinges, and the building was subsequently condemned by the city building inspector. Fire Captain Kevin Keeley offered the opinion that the Theatre now needed very extensive renovation or a complete tear-down. What's more, the then-manager, Jesus C. Ortiz, was cited for violations of the fire code because two exit doors were blocked, suggesting that the accident could potentially have been much more catastrophic in its human toll. All in all, it was a bad day for El Cine Plaza that fortunately wasn't considerably worse. El Cine Plaza consequently closed its doors for good. Later in 1984, producers of the movie Desert Bloom, which starred Jon Voight, replaced the "Plaza" blade on the marquee with a blade that read "The Palace" for a scene. And the Palace it would remain until sometime in the late '80s when city development services forced then-owner Rich Rodgers to remove it after a civil servant noticed it being used while lit for a photo shoot, and deemed it a "public hazard." 1984 saw another group of investors headed by Kirk Naylor purchase the Theatre, along with the apartments on the second story of the "Rialto building." The apartments had been condemned in 1983 and the eleven senior citizens who resided in them were forced to make other arrangements. Naylor and his partners intended to return the Theatre to "the glory of the old movie houses," and do theatrical productions as well, while simultaneously refurbishing the apartments, an impetus that rings familiar throughout this saga. Rialto Properties general manager Bill Morrissey iterated the group's plan to turn the block into an arts and entertainment complex – a modern "rialto" – in the late '80s. At some point, Naylor and company deemed their ambitions unfeasible, and so by 1986 real estate mogul Rich Rodgers had acquired the Theatre, and made no bones about his intentions. About the boiler explosion, Rodgers said "It'll take a fairly sizable infusion of funds to repair that damage," indicating that all renovation plans, such as they were, were thereby shelved. Furthermore, Rodgers and his investment group made clear that what they'd eventually do is demolish the Theatre, making room for a parking complex to service a planned highrise complex for the east end of downtown. Rodgers, who has been accused by some quarters of "gutting" the Theatre to prepare it for demolition, claimed that the changes he made were specifically so as to be able to rent the Rialto out for the massive, multi-state Washington Public Power Supply System securities fraud trial that took place in Tucson in 1988. Rodgers painted over the entire interior and removed all the remaining fixed seating, although his plans to ultimately demolish the Theatre never came to fruition. Enter Paul Bear and Jeb Schoonover. Bear, who had

Rialto and put on concerts there, as they had at the El Casino Ballroom until it closed. By late 1995 the pair had started renovation work, repaired the boiler explosion damage, and were able to open for business as a concert venue, hanging one of many different iterations of the Rialto marquee. After temporary shutdowns in early '96 and '97,

Schoonover and Bear kept the Rialto in continuous operation until 2004, hosting over 700 shows from some of the best-known artists of popular music, including The Band, Black Crowes, Maroon 5, Dave Chapelle, String Cheese Incident, White Stripes, Modest Mouse, Merle Haggard, and The Roots. It's safe to say that without their intervention, there is little chance that the Rialto would still be the entertainment hub it became during their stewardship. The scrappy pair took a dilapidated and condemned building, and with a judicious use of limited resources, turned it into a renowned concert venue that was used by every promoter in the Southwest. The current Rialto era began in 2002 when former Tucson Weekly publisher Doug Biggers, along with his partnership Congress Street Investors, purchased the entirety of the Rialto block excepting the Theatre itself, which remained in Bear and Schoonover's hands until the summer of 2004. Biggers ultimately negotiated a deal in which the city of Tucson, under the auspices of the Rio Nuevo revitalization project, purchased the Theatre and allowed funds for more extensive renovation, in turn leasing it to Biggers' Rialto Theatre Foundation, the Rialto's operator today. Biggers stepped down from the Foundation in 2011, with Rialto GM Curtis McCrary assuming the mantle of Executive Director in February 2012.

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- [The first Rialto](#)
 - [On the cusp of the Bear/Schoonover era...](#)

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BOX OFFICE : 318 E. Congress St. Tucson, AZ 85701 **HOURS :** M-F 12-6pm **PH :** (520) 740-1000

≡ **THE HISTORIC RIALTO THEATRE, ESTABLISHED 1920** ≡

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Events

During an average year, downtown Tucson is host to over fifty large, public events that bring in a combined total of over 1.1 million visitors. The economic benefits of these events on downtown and greater Tucson are immense. The Tucson Gem, Mineral, and Fossil Showcase for example, sees 50% of its attendance come from visitors from outside of the Tucson area and contributes \$100 million to the region's economy each year.



Dillinger Days
January 18-19
2012 Attendance: 2,000



Gem and Mineral Show
February 2-17
2012 Attendance: 60,000



4th Avenue Street Fair
March 22-24, December 13-15
2012 Attendance: 350,000



Fiesta Grande
April 13-14
2012 Attendance: 50,000



Tucson Meet Yourself
October 11-13
Attendance: 100,000



2nd Saturdays Downtown
Second Saturday Monthly
Attendance 20,000



All Souls Procession
November 3
Attendance: 50,000



El Tour de Tucson
November 23
Attendance: 30,000



Downtown Parade of Lights
December 21
Attendance: 15,000



EVENTS IN TUCSON

[Full Events Calendar >>](#)

A year in Tucson and Southern Arizona is packed with fun things to do. Find annual fairs and fiestas and cultural festivals and sports events on our Events Calendar.

[Community Events Calendar >>](#)

Experience Tucson and Southern Arizona as the locals do at fundraisers, classes, workshops, 5K runs, Tucson Parks and Recreation activities, and more.

[Upcoming Holiday Events >>](#)

Find holiday celebrations, from Fourth of July fireworks to Halloween shows, Dia de los Muertos exhibits, Christmas luminaria displays, and more.

[Downtown Tucson Partnership Events Calendar >>](#)

Find things to do, fun events, and delicious restaurants in downtown Tucson.

Signature Tucson Events

[El Tour de Tucson >>](#)

The El Tour de Tucson presented by Casino Del Sol Resort charity event attracts as many as 9,000 bicyclists of all ages and abilities and has been called "one of the premier organized rides in the United States." November 23, 2013

[4th Avenue Spring/Fall Street Fairs >>](#)

Arts-and-crafts booths and food vendors, entertainment, kid's activities, and more attract up to 200,000-300,000 visitors over three days. December 13-15, 2013. March 21-23, 2014

[Tucson Gem, Mineral & Fossil Showcase >>](#)

The "world's largest event of its kind" has museum-quality exhibits and vendors of **gems**, minerals, fossils, meteorites, beads, art, jewelry, and supplies at nearly 40 locations. February 1-16, 2014

[La Fiesta de los Vaqueros \(Tucson Rodeo\) >>](#)

The Tucson Rodeo Grounds hosts the first major outdoor event on the PRCA circuit, with more than 650 cowboys and cowgirls competing for \$420,000 in prize money. February 15-23, 2014

[World Golf Championships-Accenture Match Play Championship >>](#)

This match play tournament on the PGA TOUR circuit features the Official World Golf Rankings' top 64 pro golfers playing for an \$8.5 million grand prize at The Ritz-Carlton Golf Club, Dove Mountain. February 17-23, 2014

[Tucson Festival of Books >>](#)

One of the country's largest book festivals attracts an estimated 100,000 people, including about 450 authors and performers, 240 exhibitors, and thousands of readers to the University of Arizona Mall. March 15-16, 2014

[Tucson International Mariachi Conference >>](#)

Tucson's award-winning music festival features student workshops and public performances by renowned mariachi musicians and baile folklórico dancers. April 30-May 3, 2014

[Tucson Folk Festival >>](#)

One of the largest free festivals in United States, with more than 400 local, regional, and national musicians performing over 20 hours of family-friendly music and dance for more than 10,000 fans. May 3-4, 2014

[Tucson Meet Yourself >>](#)

This regional folk arts celebration draws over 100,000 participants with musicians, dancers, artists, and ethnic cuisine from about 50 cultural groups, indigenous and imported. October 2014

[Tucson Winter Chamber Music Festival >>](#)

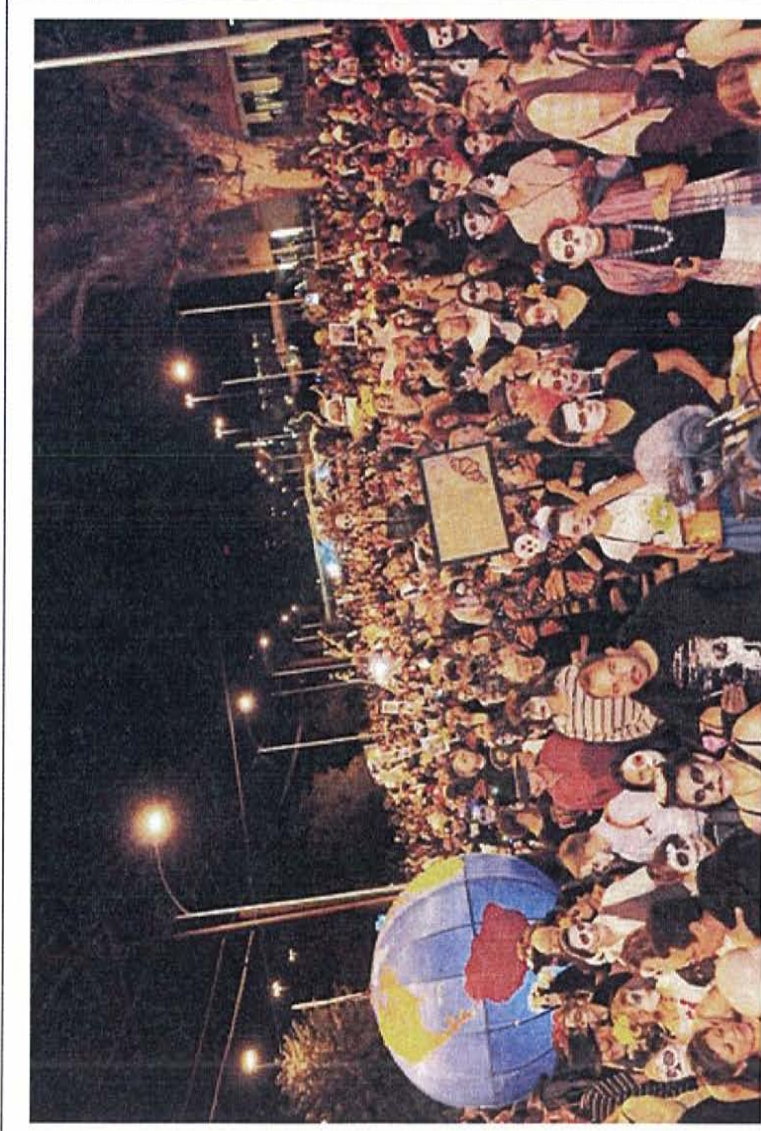
Arizona Friends of Chamber Music's critically acclaimed festival, at Leo Rich Theatre, features five concerts, a gala dinner, and free-to-the-public master classes and dress rehearsals. March 16-23, 2014



5 Favorite Things from the All Souls Procession 2013 in Tucson

By Benjamin Leatherman

Published Wed., Nov. 6 2013 at 7:00 AM



Photos by Benjamin Leatherman

Despite the fact that it occurs right after All Hallow's Eve, the annual All Souls Procession in Tucson is by no means a Halloween-oriented celebration. Indeed, there are few connections between the yearly exercise in candy and costumed excess and this esteemed Day of the Dead-themed Southern Arizona celebration, except that both are concurrent on the calendar and have meandering roots in Catholic culture.

The All Souls Procession is more of a sacred and emotionally tinged event. It has been held every year on the first Sunday in November since its founding in 1990, and the event draws more than 100,000 people to the streets of downtown Tucson to honor those who have passed to the

An estimated 100,000 people march along Congress Street in Tucson during the All Souls Procession 2013.

great beyond or to celebrate Día de los Muertos.

See also: [All Souls Procession in Tucson](#),

[11/3/13 \(Slideshow\)](#)

It's the biggest Day of the Dead event in Arizona, if not the Southwest, and includes people from every walk of life, as well as a significant amount of Valley residents who make the two-hour trip to the Old Pueblo to participate in the three-mile trek along with a crowd of artists, performers, musicians, students, freaks, geeks, and anyone else eager to join in.



A mobile altar.

It's always been of a particularly vibrant and arty bent, thanks to the various memorials, altars, costumes, and colorful displays that are created for the event. It's a lot to take in all at once, as evidenced by something we overheard a fellow attendee say while witnessing the 2013 version of the procession this past Sunday.

"There's just so much to see," they said. "It's overwhelming."

Indeed it is. That is why we put together a list of our favorite parts of the All Souls Procession for easier consumption.

The Memorials

The raison d'être behind the entire event. Every year, tens of thousands of participants pay tribute to the dearly departed, and it's one of the most poignant and evocative aspects of the procession. Some tributes involved pinning pictures to clothing, carrying photos of loved ones, or even crafting mobile altars.

Tributes and memorials at the event also took the form of more abstract, thematic, or metaphorical concepts, such as a troupe of people wearing monarch butterfly wings in honor of the endangered insect or a few attendees carrying signs for the immigrants who have perished while crossing the Arizona desert. One individual also carried a sign paying homage to the 19



Memento mori.

Granite Mountain Hotshots who perished in the Yarnell Hill fire.

The Puppets

Memorials also took the form of gigantic puppets that were held aloft and loomed over the crowd throughout the procession. Many were inspired by Chicano or folkloric art and were quite breathtaking, including a pair of skeleton angels that engaged in an aerial ballet.

Others were more evocative of the Day of the Dead theme, such as the 11-foot-tall skull puppet created by Marie Rosas in honor of several of her relatives who passed away earlier this year..

The Floats

Rolling along within the procession were many large floats or mobile art pieces that similarly memorialized the deceased or just embodied the spirit of celebration. Taja Alcantara, for instance, constructed a large effigy of a Kawasaki Ninja motorcycle in remembrance of her late fiancé who died after being hit by street racers more than 15 years ago.

Friends, fans, and relatives of Bisbee musicians Amy and Derrick Ross, who performed as Nowhere Man And A Whiskey Girl and sadly passed away last month, pushed a 10-foot-long float that paid tribute to the late couple.

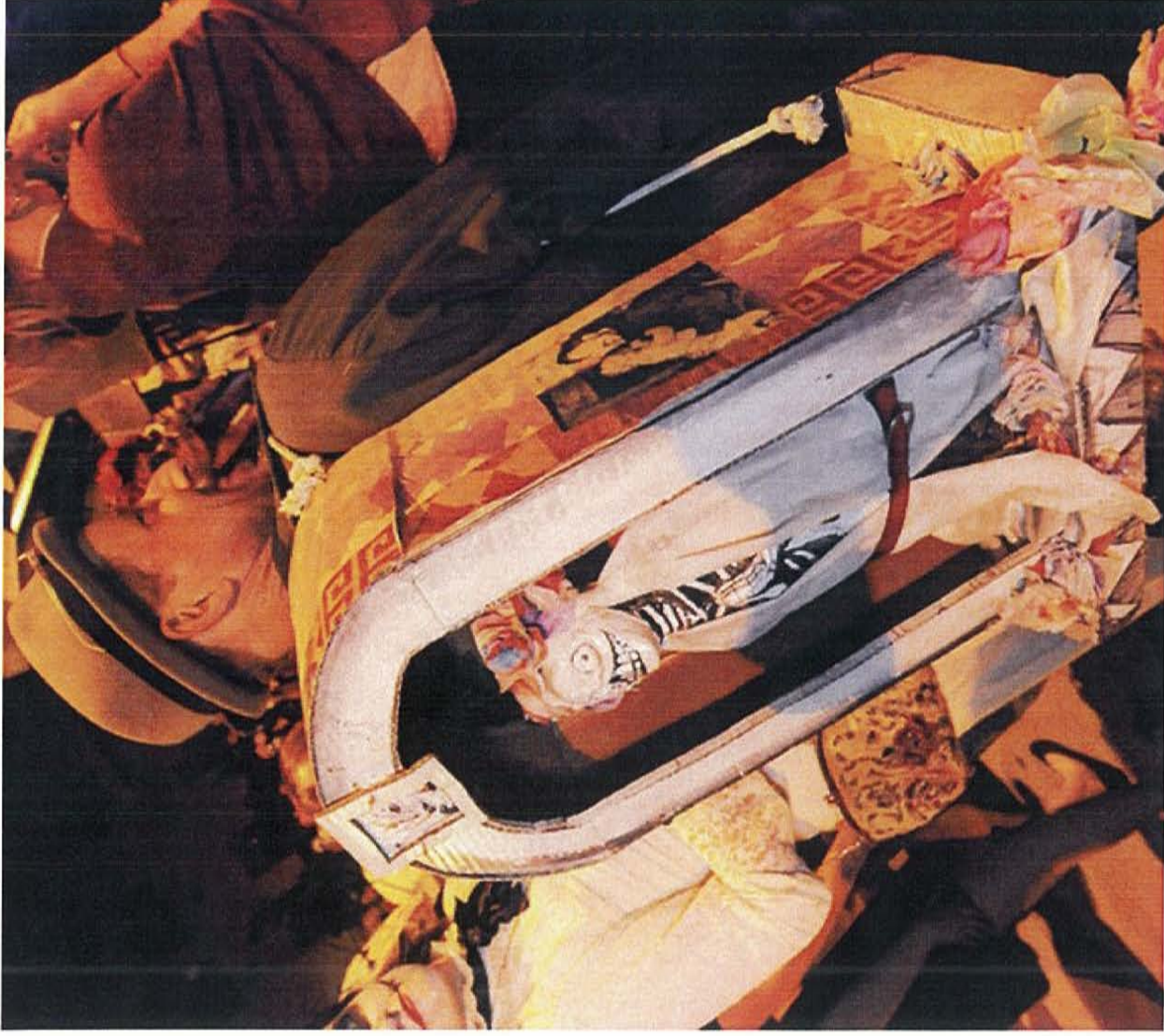
Susan Johnson, the Tucson artist who founded the procession in 1990, maneuvered a smaller float adorned with a large dragon's head in tribute to the creative spirit. And the geeks and tech-heads of the Tucson's Xerocraft Hackerspace transformed a go-kart into a giant travelling skull on wheels teeming with glowing LED lights.

The Costumes

At most, we spotted only two or three people sporting what appeared to be leftover Halloween costumes during the procession -- including one dude wearing a yellow hazmat suit to "mourn" the loss of Walter White/Heisenberg -- which should drive home the point that the event is inspired by the Day of the Dead. As such, most participants wore sugar skull face paint and outfits befitting the holiday's Hispanic roots, ranging from mariachi and folkloric-inspired clothing to Victorian-like ensembles.

The Performances

The All Souls Procession typically features performances and music throughout the entirety of the event every year, and they tend to attract a significant amount of attention. Like when dance troupes like San Francisco's Carpetbag Brigade or the Columbian theatrical ensemble Nemcataco Teatro kicked off the event with sacred and symbolic ceremonies illustrating the interplay of good and evil during the beginning of the procession.



A backpack altar at the All Souls Procession.

Both marching bands and dance acts like the Capoeira group Sol Axé or Danza Azteca Calpulli Tonantzin were also included in the event and continued performing after the parade began its crawl through Tucson. One of our favorite moments was when the Death's Head Pipe and Drum band fittingly performed a stirring version of "Amazing Grace." It earned some serious applause from the crowd.

Arguably the climax of every procession is the visual feast put on by Tucson performance troupe Flam Chen at the end of the procession, which features a maelstrom of astonishing and brain-bending stunts of the aerial and fire-dancing variety. It serves as a fantastic end to a spectacular evening.

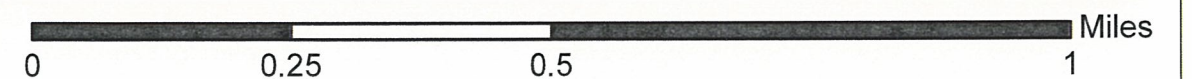


Dance of the dead.

Parks & Natural Features in ULI Area

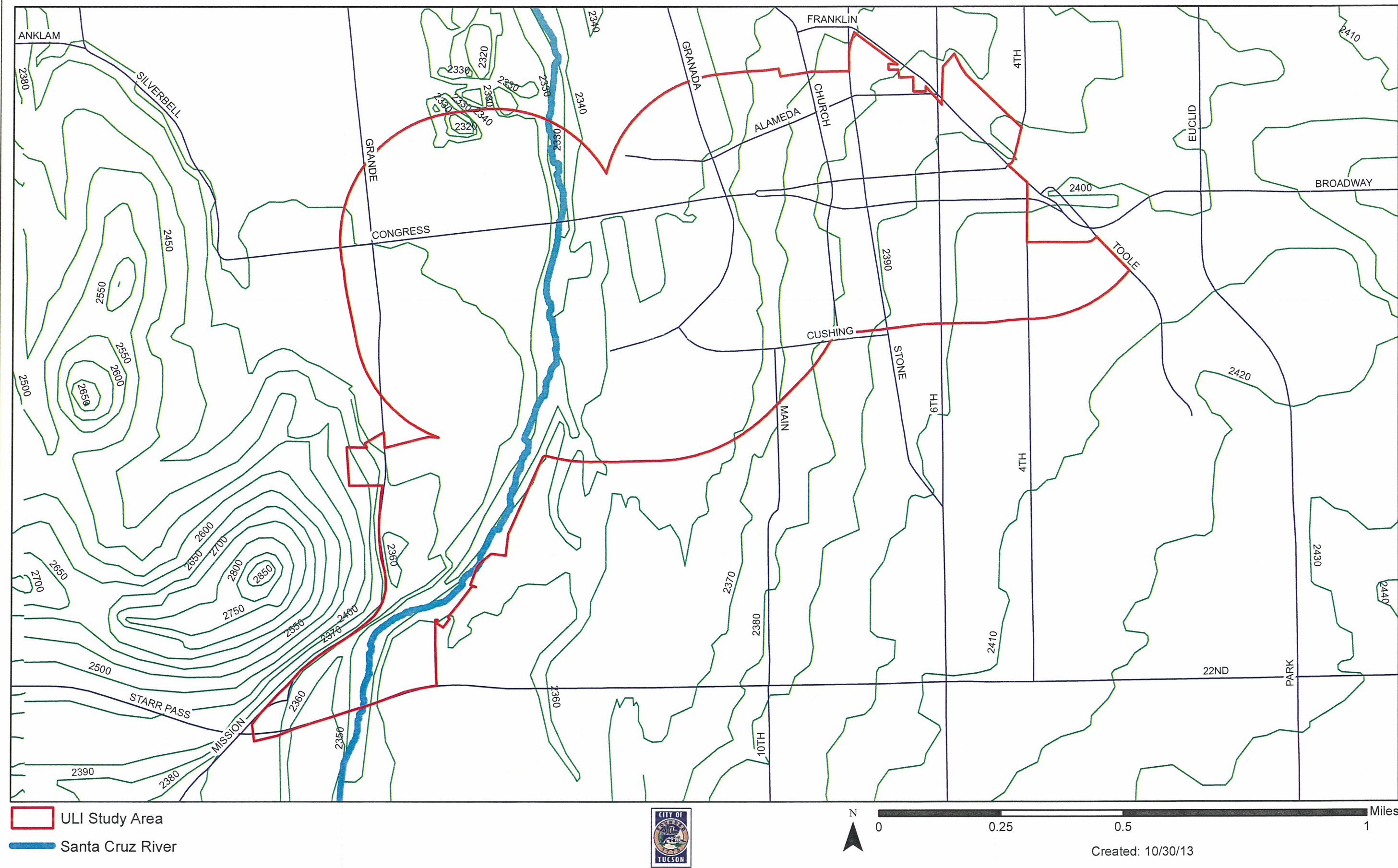


- ULI Study Area
- Parks
- Historic EPSW Greenway (Pending)
- Bike Routes
- The Loop (Bike Path)
- Santa Cruz River



Created: 10/29/13

Topography of ULI Study Area



Sentinel Peak Park (“A Mountain”) Master Plan Action Items

Sentinel Peak Park is a natural, cultural and historical icon with unrealized potential to enhance heritage economic development for our region. Located off I-10 and I-19, and adjacent to national landmark Tumamoc Hill, the park is a popular destination for local and regional residents as well as tourists. Established in 1933, the Park is 272.9 acres, and is designated by the City of Tucson Parks and Recreation Department as a Regional Natural Resource Park – the largest of its kind. This park type is characterized by an emphasis on nature, both for the enjoyment of visitors and for the protection of biological and cultural resources.

Tucson is one of the oldest continuously- inhabited places in the United States, with archeological discoveries dating from 4,000 years ago. It gets its name from the Tohono O'odham word “Chuk-shon”, describing the black (basaltic) base of Sentinel Peak, where the Santa Cruz River rose to the surface, providing water and life to Native Americans, Spanish Missionaries, Mexican revolutionaries and early settlers.

With the support of many involved citizens, and at the direction of Ward 1 City Councilor Regina Romero, meetings were held beginning in 2007 to discuss improvements to the park to benefit residents and tourists. The Master Plan was finalized in 2009 and approved by Mayor and Council in 2010.

Master Plan Improvements and Funding Sources:

Phase I – completed in August 2013 – ADA accessible parking spaces and trail, two shaded ramadas, an entry feature, a trailhead plaza, benches, xeric landscaping, interpretive panels, and trail signage.

- Sale of City Land - Juhan parcel - proceeds: \$137,000
- Community Development Block Grant Funds Ward 1: \$47,500
- Highway User Revenue Funds Ward 1: \$56,000
- West District Development Impact Fees: \$92,000
- Parks and Recreation General Fund: \$20,000
- Unused City Bonds (from completed projects in Ward 1): \$96,000
- City Total \$448,500

Phase II Improvements – request for \$2.5 million in county bond funds:

- Tohono O’odham heritage education interpretive panels and benches;
- Site interpretations;
- Comprehensive Buffelgrass Management Plan;
- Comprehensive trail plan, including trail building, repair, and decommissioning of wildcat trails;
- Construction of a shaded trailhead facility at the lower parking lot;
- Construction of a shade ramada at the upper parking lot trailhead;
- Safety improvements and amenities for pedestrians and cyclists;
- Solar lighting for both the upper and lower parking lots;
- Safety and landscape improvements at both the upper and lower parking lots;
- Public art;
- Restoration of historic (WPA) structures in the park including the viewing gazebo located west of the upper parking lot;
- Construction of shaded picnic ramadas;
- Mapping of all archaeological and historic sites within the park property;
- Identification, mapping, and enhancement of wildlife corridors;
- Erosion control along roadway;
- Restrooms with composting toilets;
- Joint projects with Tumamoc Hill

INTRODUCTION

A **Greenway** is a vegetated corridor that interconnects community assets; whether neighborhoods, a downtown, a university, sites of historical significance, parks or other community features; and allows a more unencumbered access due to the restriction to motorized traffic.

The El Paso & Southwestern Greenway is located in the City of Tucson and City of South Tucson, Pima County, in southern Arizona. The vision for this project has evolved over many years from when it was first noted in the original Eastern Pima County Trail System Master Plan adopted in 1989. Preliminary planning began with individual neighborhood outreach in 2003 by Pima County Natural Resources, Parks and Recreation and the City of Tucson. After much field work and community outreach, the first general concept was presented to the Tucson community by the University of Arizona's Drachman Institute in 2005. A thorough analysis of the Greenway corridor was completed in 2009, resulting in the El Paso & Southwestern Greenway Site Analysis Report. This El Paso & Southwestern Greenway Master Plan document has been prepared to provide a foundation for design and guide the path to actual development.

Many documents comprise the Greenway Master Plan. This report includes an illustrated graphic of the 6-mile alignment starting on page 41. The full-sized illustrated exhibit is available at the City of Tucson Transportation Department. The El Paso & Southwestern Greenway Master Plan Design Guidelines are included after the Master Plan graphic. The volume of support data used to produce this report necessitated the use of a separate 8 1/2" by 11" format Appendix. Those documents will be referenced within this report in the appropriate location.

The El Paso & Southwestern Greenway (Greenway) is envisioned in several planning documents to create a continuous, accessible, low-stress, non-motorized transportation corridor that connects with other corridors to create a network that bicyclists and pedestrians can utilize for their transportation and recreation needs.

The 6-mile alignment of the Greenway follows 3 miles of the abandoned El Paso & Southwestern (EP&SW) Railroad alignment through several of Tucson's oldest neighborhoods and through downtown Tucson. It provides a linkage to the University of Arizona, passes through the City of South Tucson and ends at the Ajo Detention Basin/ Kino Sports Park near Interstate-10 and Kino Boulevard. Development will proceed in phases, as funding is available and land acquisitions are completed.

As with any vision for future development, over time there will be subtle and significant influences that will create changes, whether in ownership, land form, design code revisions or community will. This Master Plan is subject to influences the future may bring; therefore, as each phase is developed, detailed design evaluations will be required to bring the concept, as shown in the Master Plan, to the community's future requirements.

VISION

The EP&SW Greenway will provide an active transportation corridor that weaves together local neighborhood history and the railroad. It will invite the greater Tucson community to enter through a number of linkages and explore a piece of their history that they may have not known before. The Greenway will accommodate the accessibility, safety, and comfort needs of a variety of non-motorized users, and protect and enhance the corridor's available natural resources. In order to support the future viability of the Greenway, sustainable design principles and long-term maintenance philosophies will be incorporated into the Project.

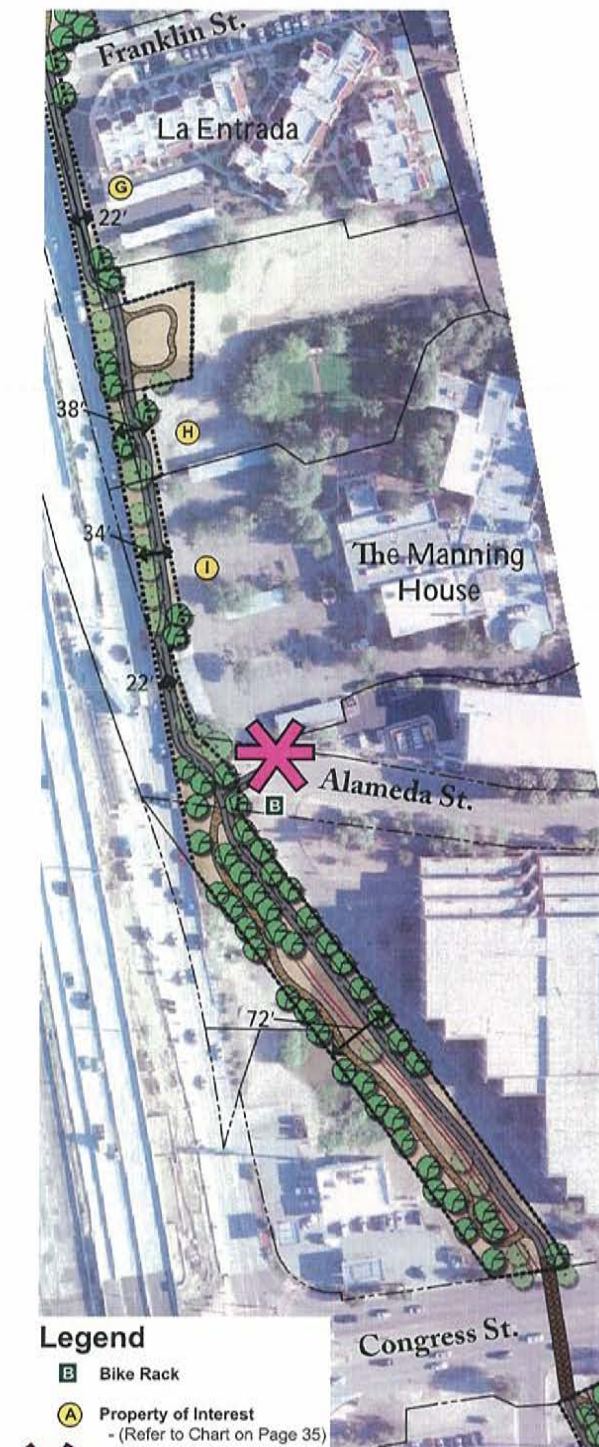
The intrinsic sustainable value of the Greenway is the promotion of alternative travel modes through smooth continuity of passages and linkages allowing increased alternative mode commuter traffic and decreased vehicular usage. Other sustainable initiatives are discussed in the Design Guidelines.

There will be opportunities to increase mobility as well as promote healthy active and passive recreation. Once completed, the Greenway will become a beneficial community development catalyst. A reflection of a strong trend throughout the nation, greenways become the seed for community improvements of all kinds. The foundation for improvement stems from public outreach during the design process creating anticipation of improved conditions, realization of those improvements once construction is complete and instinctual protection of the benefit received due to increased community pride. This pride will translate into improved management of existing properties and potential development of abandoned or neglected parcels.

During the Master Planning process, many of the goals of the City of Tucson, the City of South Tucson, Pima County, the general Tucson community and the design team were clearly understood as ideal solutions. These solutions are dependent on many future issues, including financing, governing goals and community desires. The development of the EP&SW Greenway into the future will be explored in this document. A complex design study, this Master Plan presents the future development of the El Paso & Southwestern Greenway both in reasonable and ideal conditions.



The Official Logo of the El Paso & Southwestern Greenway



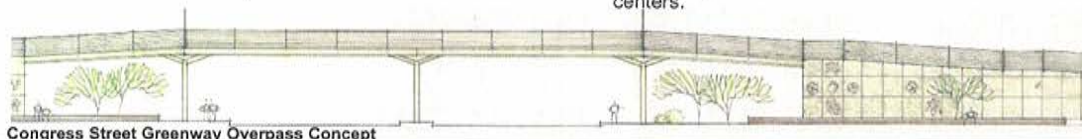
THE NORTH NEIGHBORHOODS: FRANKLIN STREET ALIGNMENT TO CONGRESS STREET (PHASE 5)

South of Franklin Street, the Greenway encounters alignment restrictions adjacent to the La Entrada apartment complex, which occupies the entire parcel up to the Interstate 10 frontage. It is recommended that a minimum 12' wide area running along the western edge of the parcel be dedicated to the construction of a single 12' wide asphalt path to allow for continuous movement to the downtown area and beyond. This configuration would impact an unpaved area that is currently used for overflow parking but would not have an effect on existing structures or pavement. An additional 10' of right-of-way is recommended for acquisition within the Arizona Department of Transportation (ADOT) frontage along Interstate 10 between the current parking area and the existing sound wall to allow for a planting buffer. The pathway will pass by two existing drainage inlets and will need to be elevated approximately 0.5' as it passes by the sound wall to limit localized ponding on the path surface.

As the Greenway continues south, it is recommended that a single 12' wide asphalt path be partially constructed within the ADOT right-of-way south of La Entrada and that additional area be acquired within the historic Manning House property. An approximately 24' wide easement within the vacant property north of the Manning House would be required, in addition to the ADOT right-of-way, to enable the preservation of existing native trees and the creation of a 12' asphalt path. The City of Tucson currently owns a small parcel within this vacant property containing the remains of the old Leon House. An 8' wide soft path is shown through the area to offer opportunities for interpretive signage and discovery.

Spatial restrictions continue directly west of the Manning House. It is recommended that the westernmost strip of parking for the Manning House be converted into a 12' wide asphalt path to maintain continuity for the Greenway. The existing storage structure can be maintained by placing the 12' path mostly on ADOT right-of-way.

At Alameda Street, the Greenway crosses out of the El Presidio Neighborhood and into Downtown Tucson. Alameda Street offers a convenient east/west connection to the Greenway from Downtown. The Downtown area provides the opportunity for multiple connections to tourist destinations such as the Tucson Museum of Art and smaller galleries providing the potential to showcase Tucson artwork. Ample City right-of-way exists to create a 12' wide asphalt path, an 8' wide soft path with room for native plantings, and preservation of the existing tracks. A pedestrian overpass is recommended for the crossing of Congress Street that could ultimately service both the Greenway and the State parking structure. See Appendices C & D for additional information. It will be essential to connect Greenway users to the north and south sides of Congress Street and to the east/west sidewalks along Congress Street which lead to civic and cultural centers.





THE NORTH NEIGHBORHOODS: CONGRESS STREET TO GRANADA AVENUE (PHASE 3b)

As the Greenway continues south across Congress Street it is met by the historic El Paso & Southwestern Railroad Depot to the east. Completed in 1913, the Depot features classical architectural elements including a 30' high rotunda, limestone columns and a stained glass dome. It is considered a symbol of the wealth and extravagance of Arizona's copper industry and has been listed on the National Register of Historic Places. Although its use as a railroad depot ended after the closure of the El Paso & Southwestern Railroad in 1924, the structure has persisted as one of the single-most important relics of Tucson's railroad history. The Depot is currently under private ownership and stands vacant with a large block wall separating the original tracks from the Depot itself.

The Greenway is located west of the block wall within City of Tucson right-of-way and can support a divided urban pathway consisting of a 12' wide asphalt path and an 8' wide soft path, seating opportunities and interpretive signage depicting the significance of the Depot. The existing tracks within this segment of the Greenway must be preserved in place to provide historic context to the Depot and surrounding area. It is recommended that the tracks be uncovered and refurbished to reveal the two lines that ran past the passenger loading dock. There is also the potential to create a public-private partnership to better link the railroad tracks with the Depot by removing the wall and allowing the Depot to function as a stopping point along the Greenway. Open House guests suggested a museum or a restaurant would be welcome additions.

Continuing south, the divided urban pathway system winds through existing vegetation while preserving the existing tracks. The pathway system will cross the Tucson Convention Center (TCC) Wash channel and will be adjacent to the Cushing Street Wash channel for approximately 150 lf. The pathway system will utilize existing concrete structures to negotiate over or next to these washes. At-grade pathway construction will preserve the existing drainage patterns.

As the Greenway reaches Granada Avenue it intersects with the planned route for the Tucson Modern Street Car. As Granada turns west it becomes Cushing St. The Cushing Street Bridge project, currently under construction, will provide access to the Santa Cruz River Park, a critical access to Tucson's Urban Loop. A 12' wide paved area directs southbound Greenway users west along the north side of Granada Avenue towards a signalized crossing known as a "Cross Bike" consisting of a 6' wide crosswalk and two 4' wide 'Portland Green' bike lanes. The crossing is directly aligned with the existing asphalt pathway that is a part of the Fire Central Greenway project. Refer to Appendix C for additional crossing information.

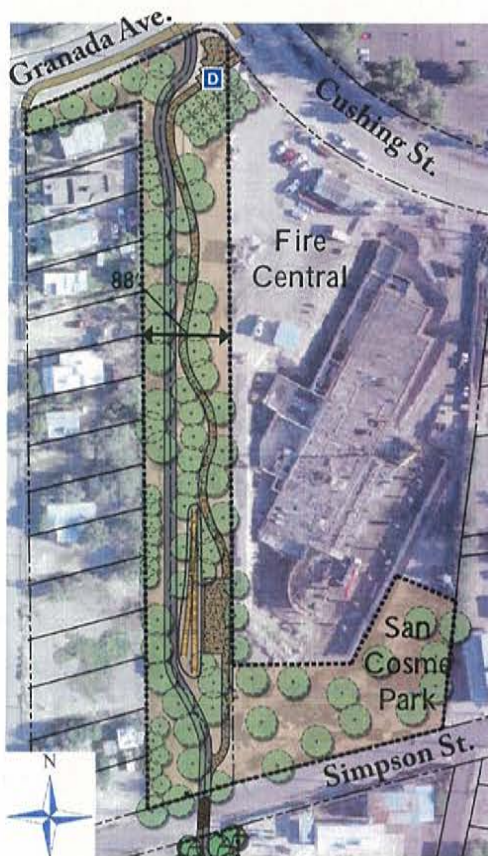
Legend



Trailhead D Drinking Fountain B Bike Rack



The El Paso & Southwestern Railroad Depot (AHS #PAN26756)



THE NORTH NEIGHBORHOODS: FIRE CENTRAL, GRANADA AVENUE TO SIMPSON STREET (COMPLETED)

The Tucson Fire Central Station #1 Greenway, south of Granada Avenue to Simpson Street, marks the first completed segment of the El Paso & Southwestern Railroad Greenway. Completed in 2009, the Fire Central Greenway features a 12' wide asphalt path, an 8' wide stabilized decomposed granite path, native plantings and two interpretive plaza areas paying tribute to the railroad and the surrounding Barrio Viejo neighborhood.

The Fire Central Greenway provides a direct connection to San Cosme Park, which was designed for the Barrio Viejo residents and includes a colorful mural, a kiosk for community events, lawn areas and vibrant plantings. As the first phase of the Greenway, the Fire Central segment provides a template for the remainder of the project in terms of hardscape materials, planting types, site amenities and signage. An at-grade pedestrian crossing marked with decorative stamped asphalt is recommended for Simpson Street to provide a connection South.



THE NORTH NEIGHBORHOODS: SIMPSON STREET TO 18TH STREET (PHASE 1)

The portion of the project south of Simpson Street to 22nd Street is funded through a 2006 Federal Transportation Enhancement (TE) Grant for construction. The Greenway continues to feature a divided urban pathway system consisting of a 12' wide asphalt path and an 8' wide soft path. The ample right-of-way width allows for the preservation of the existing tracks and vegetation. Features accentuating the surrounding historic Barrio Viejo neighborhood might include interpretive signage describing the significance of the Carillo Gardens or El Tiradito. Bright colors and flowers in addition to the influential Mexican heritage of the area may also play a role in distinguishing this portion of the Greenway.

The Greenway features several opportunities for exploration beyond the scope of the TE Grant including the existing Railroad Yard Office (1912-1913), and potential for a small pocket park with a ramada that can be enjoyed by the local residents. As the Greenway arrives at 18th Street, a stamped asphalt crossing will calm traffic along 18th Street. In addition, 18th Street is a planned Bicycle Boulevard with an existing connection to the Santa Cruz River Path.



The Loop

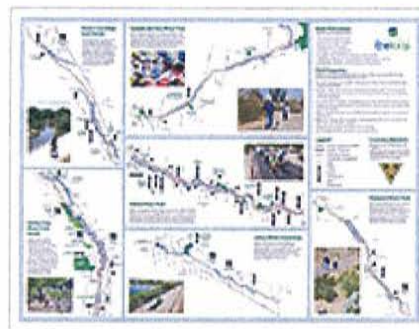
Pima County is developing The Loop around metro Tucson with links to Marana, Oro Valley, and South Tucson. Pima County residents and visitors on foot, bikes, skates, and horses can enjoy the more than 100 miles of shared-use paths that have already been completed. If it doesn't have a motor, it's good to go on The Loop.



Work is ongoing to add more miles of paths. When completed, The Loop will total 131 miles and connect the Rillito River Park, Santa Cruz River Park, and Pantano River Park with Julian Wash and the Harrison Greenway.

The Loop Maps

Click on the images below for larger maps. Loop maps are also available at local bike shops; at Natural Resources, Parks and Recreation, 3500 W. River Road; and at the Communications Office, Administration Building, first floor, 130 W. Congress.



Check the calendar on the right for events on or along The Loop.

News and Construction Updates

- [November 05, 2013 - Supervisors approve \\$25,000 more for El Tour de Tucson](#)
- [November 04, 2013 - Segment of The Loop to be closed between El Camino del Cerro and Sunset Road](#)
- [November 01, 2013 - Users of The Loop: Use caution on Harrison Greenway north of Irvington Road](#)
- [October 18, 2013 - Get free gear at free bicycle safety classes in October and November](#)
- [October 18, 2013 - Santa Cruz River cleanup Oct. 19](#)

[View more news and construction updates](#)

The Loop

When completed, The Loop will be a system of multi-use paths connecting the communities of Pima County. The Loop will connect the San Juan River Parks with the Julian Wash and Harrison Road Greenways. More than 110 miles of paths have already been completed. The Loop will extend through Marana, Oro Valley, Tucson, and South Tucson. These exciting connections are the result of Pima County's cooperative partnerships with these jurisdictions.

The Loop will connect parks, trailheads, bus and bike routes, workplaces, restaurants, schools, hotels and motels, shopping areas, and entertainment venues. Visitors and Pima County residents can enjoy The Loop on foot, by bicycle, wheelchair, or stroller. It will have a rest area, it's good to go on The Loop.

The Loop is a work in progress and progress is being made every day. Stay tuned for more developments on The Loop by visiting:

www.pima.gov/TheLoop



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Randy Vukobratovich, Chairman, District 2
Diane B. Smith, District 1
Raymond J. Conrad, District 4
Richard E. Davis, District 5
Pima County Administrator
C. H. Mackinnon, County Administrator
- San Juan River Parks**
Pima County Parks, Recreation, Public Works
Assistant County Administrator, Public Works
Pima County Natural Resources, Parks and Recreation
Randy Pagan, Director
Pima County Regional Fire-Central District
Carmen Stedley, Director
Pima County Superintendence of Transportation
Miguel A. Cortez, Director
- Other Jurisdictions**
Douglas County, Arizona, Public Works
Maricopa County, Arizona, Public Works
Mohave County, Arizona, Public Works
Navajo County, Arizona, Public Works
Yavapai County, Arizona, Public Works



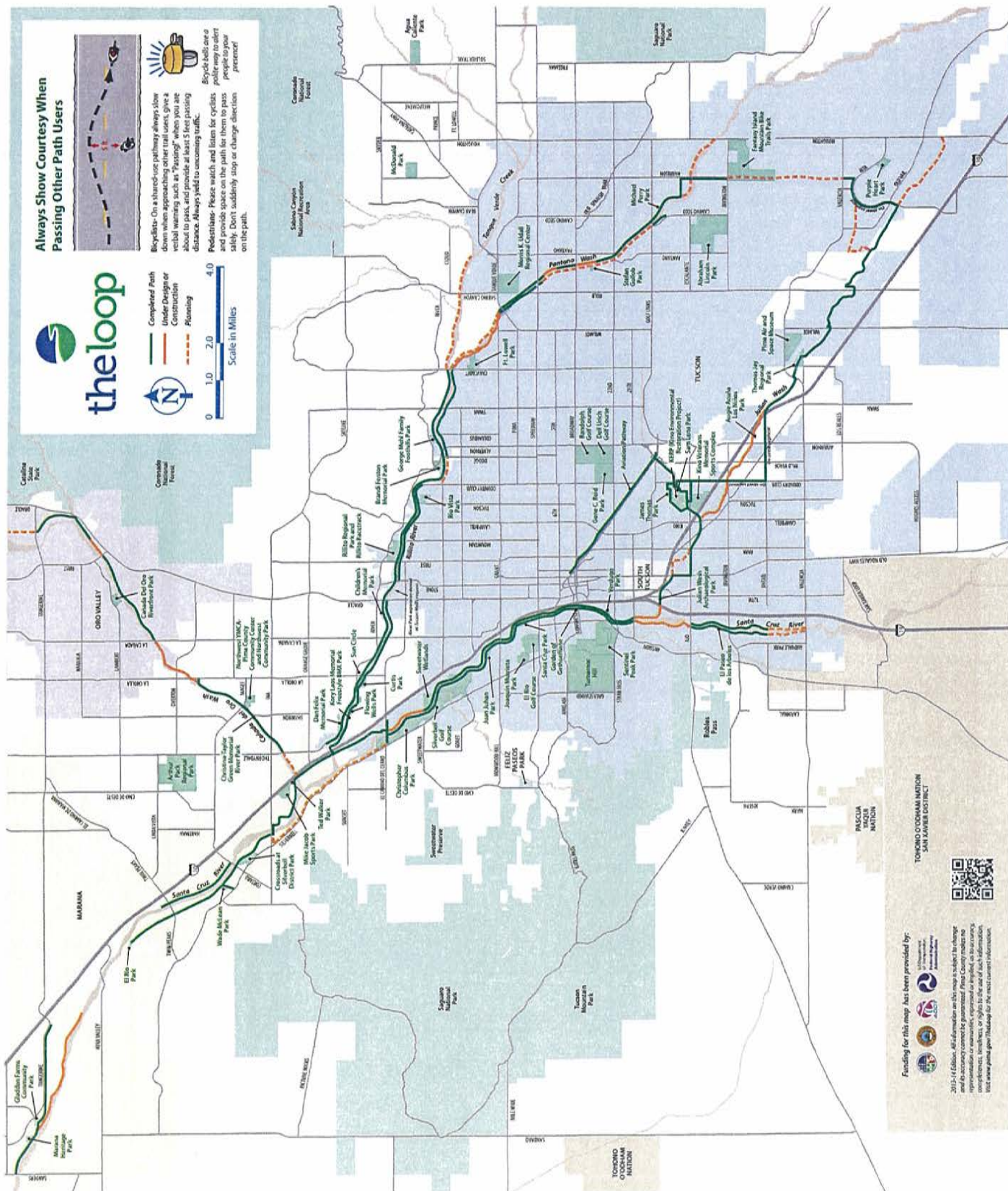
Always Show Courtesy When Passing Other Path Users



Bicyclists: On a shared-use pathway always slow down when approaching other trail users, give a verbal warning such as "passing" when you are about to pass, and provide at least 5 feet passing distance. Always yield to oncoming traffic.

Bicyclists: are a polite way to alert people to your presence!

Pedestrians: Please watch and listen for cyclists and provide space on the path for them to pass safely. Don't suddenly stop or change direction on the path.



Funding for this map has been provided by:



2012-14 Edition. All information on this map is subject to change and the information is provided as is. Pima County makes no warranty or representation as to the accuracy or completeness of the information. For the most current information visit www.pima.gov/TheLoop



TOKOMO O'ODHAM NATION
SAN JAVIER DISTRICT

PASQUA O'ODHAM NATION

TOKOMO O'ODHAM NATION